



VILLAGE ESTATES

• EST.1993 •



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CHAIN FREE FIRST FLOOR FLAT
SHARE OF FREEHOLD
0.6 MILE > SIDCUP STATION
(ZONE 5)

GARAGE EN BLOC
VERY CLOSE TO HIGH STREET
OWNER OCCUPIERS ONLY



4 Janson Court
16 Granville Road
Sidcup, DA14 4BX

Guide Price £315,000-
£325,000

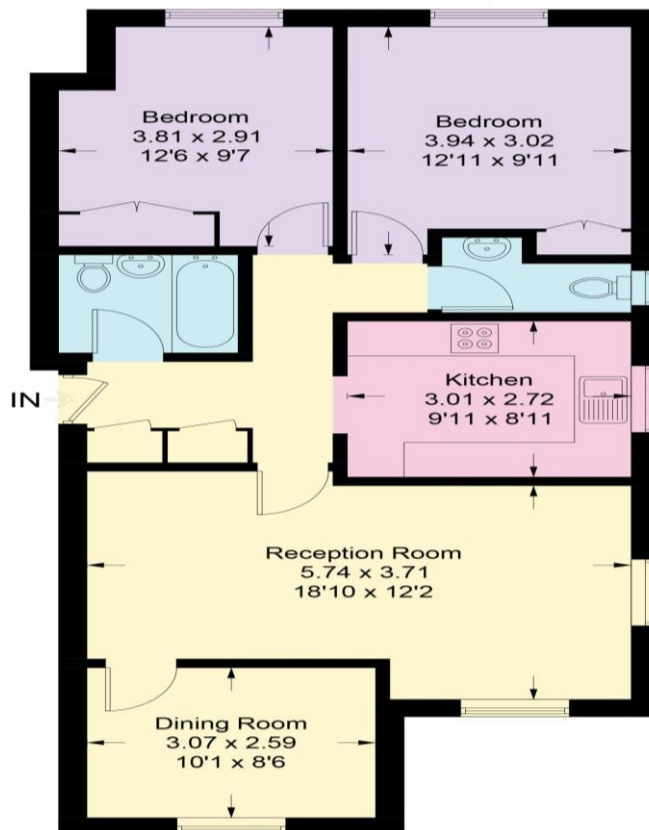
Janson Court is situated in a very convenient location with Sidcup high street at the top of Hadlow Road and around 10 minutes' walk to Sidcup's mainline station servicing major London stations within 35 minutes. This particular building benefits from a **SHARE OF FREEHOLD**, typically this means the service charge is usually a lot more reasonable and no ground rent to pay. Rarely will you find a **THREE BEDROOM** first floor flat where the accommodation can be altered for either a formal dining room or additional bedroom.

EPC RATING: C

COUNCIL TAX BAND: C

TENURE: Share of Freehold

LEASE TERM: 999 Years from 24 June 2014



First Floor

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.