



# VILLAGE ESTATES



• EST.1993 •

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Email: sidcup@village-estates.com



**OFFERED WITH NO CHAIN**

**LARGE BEDROOM WITH  
WALKIN WARDROBE**

**RETIREMENT EXCLUSIVELY FOR  
OVER 70'S**

**PRIVATE BALCONY WITH VIEWS**

**MODERN KITCHEN AND WALKIN  
SHOWEROOM**

**CLOSE TO AMENITIES**



**40 Sydney Court  
Lansdown Road  
Sidcup, DA14 4EF**

**£265,000**



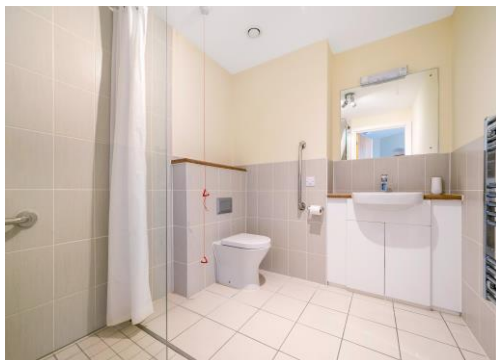
**Stunning and luxurious ONE BEDROOM apartment WITH BALCONY overlooking WARING PARK, with superb on-site facilities such as a BISTRO style RESTAURANT, hairdressing & beauty salon and GUEST SUITE accommodation. Offered specifically for the over 70's for those who wish to enjoy independent living but may need some extra care and support, we urge you to come and take an internal look with no obligation to fully appreciate everything that SYDNEY COURT has to offer**

**EPC RATING: B**

**COUNCIL TAX BAND: C**

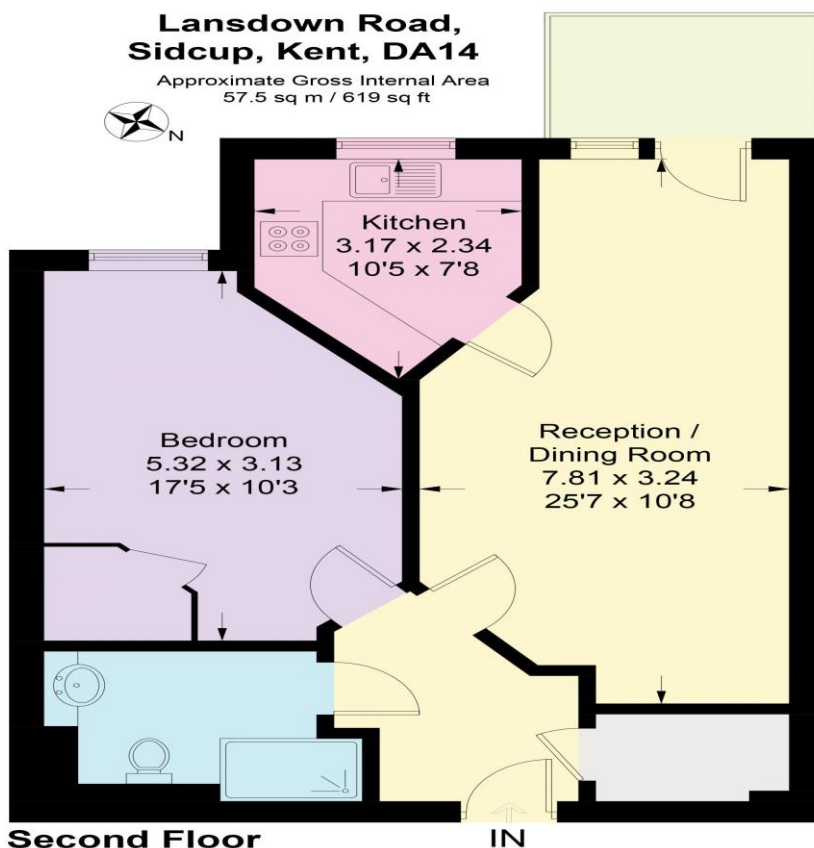
**TENURE: Leasehold**

**LEASE TERM: 999 Years From 1 January 2017**



**Lansdown Road,  
Sidcup, Kent, DA14**

Approximate Gross Internal Area  
57.5 sq m / 619 sq ft



**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.