



# VILLAGE ESTATES



• EST.1993 •

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**FRONT FACING BALCONY**

**OPEN PLAN LIVING  
ACCOMMODATION**

**GAS CENTRAL HEATING**

**ALLOCATED PARKING**

**FOB DOOR ENTRY SYSTEM**

**NO CHAIN**



**Flat 6 297 Main Road**  
Sidcup, DA14 6QL

**£300,000**

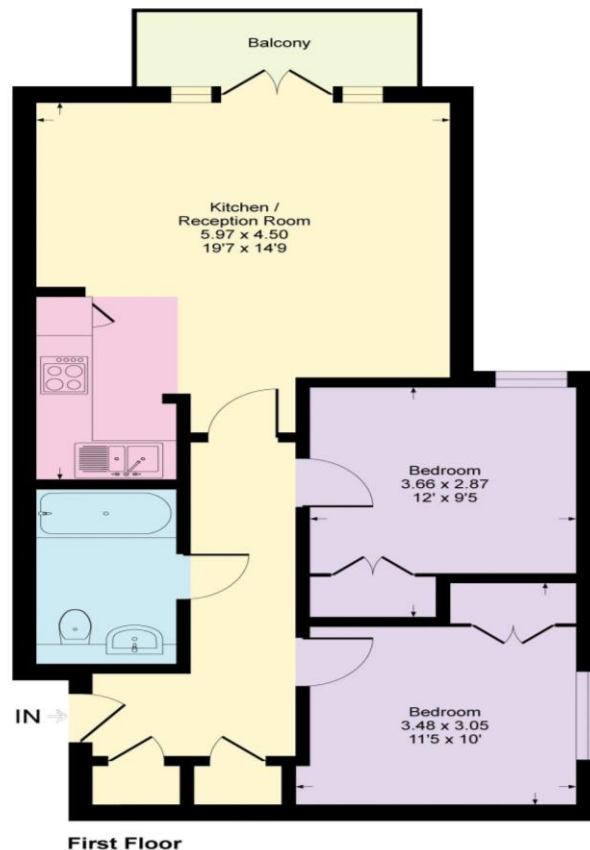
**TWO DOUBLE BEDROOM front facing FIRST FLOOR APARTMENT with a PRIVATE BALCONY, conveniently located for popular local shops and NEW ELTHAM TRAIN STATION (Zone 4). We feel this would be an ideal purchase for a FIRST TIME BUYER, with excellent size bedrooms and an allocated PARKING SPACE with additional visitor bays. Offered CHAIN FREE, your early viewing is recommended.**

**EPC RATING: B**

**COUNCIL TAX BAND: B**

**TENURE: Leasehold**

**LEASE TERM: 125 Years from 29/9/2008**



**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.