



# VILLAGE ESTATES



• EST.1993 •

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**High Ceilings**

**0.6 mile / Sidcup Mainline  
Station**

**Cafes / Bars**

**Convenient For Amenities**

**Storyteller Court Cinema**

**Buy To Let Investment | Circa 5%  
Yield**



**41c Sidcup High Street**  
Sidcup, DA14 6ED

**£270,000**

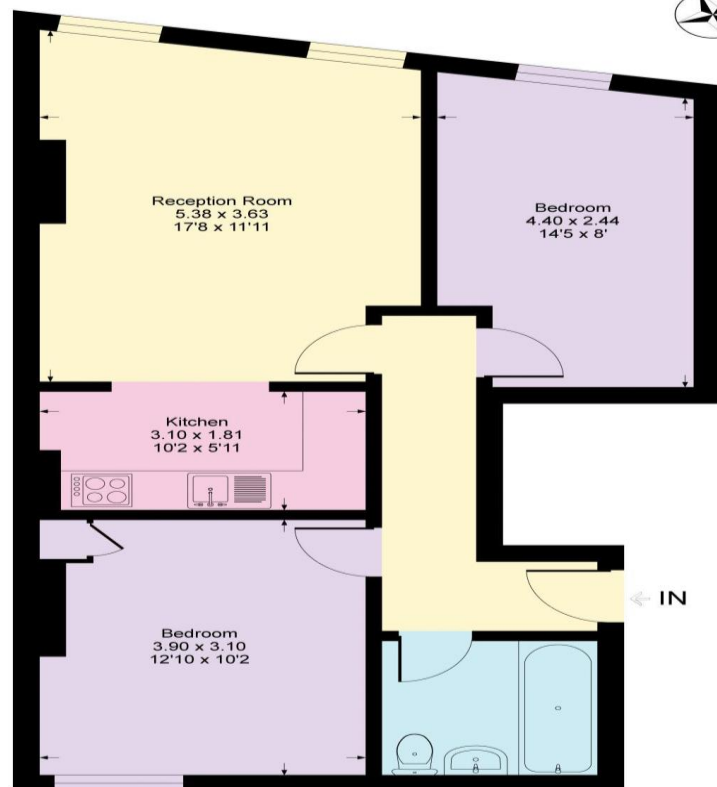
Village Estates are pleased to present a sizable two-bedroom first floor flat located above Holland and Barrett's in Sidcup High Street, benefiting from excellent room proportions, high ceilings, reasonable monthly charges and a lease length 101 years left remaining. Priced at £270,000 we feel this is an excellent opportunity to get on the property ladder in a very convenient location or even as a buy to let investment with two prominent colleges locally and Sidcup mainline station just 0.6 of a mile away!

**EPC RATING: D**

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: 125 Years from 24/01/2000**



**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.