



# VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**SHARE OF FREEHOLD**

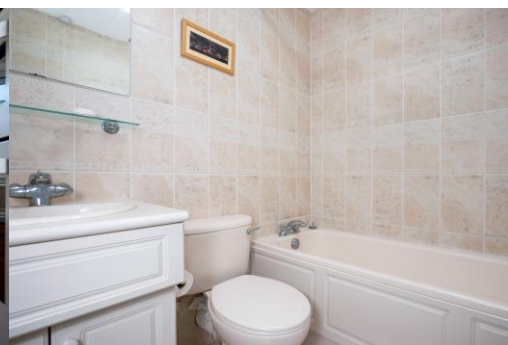
**NO CHAIN**

**TOP FLOOR FLAT**

**GARAGE EN BLOC**

**SHORT WALK TO SIDCUP HIGH STREET**

**REASONABLE SERVICE CHARGE COST**



**5 Arundel The Park**  
Sidcup, DA14 6AP

**Guide Price £300,000-  
£325,000**

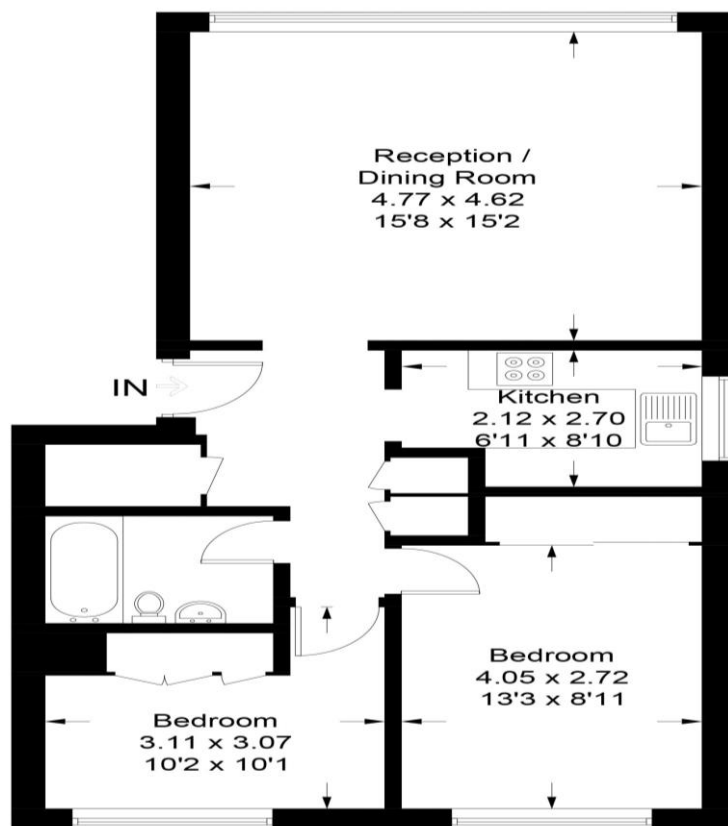
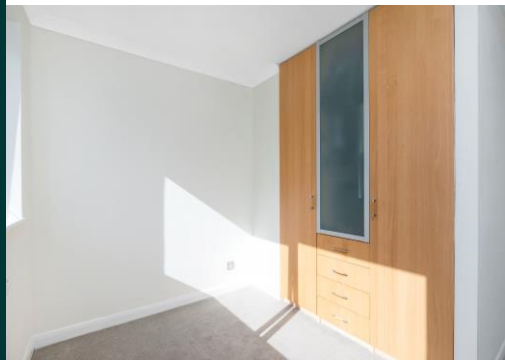
**TWO BEDROOM second floor flat offered chain free. Situated just a short walk away from Sidcup High Street and roughly 15 minutes walk to Sidcup mainline station. This property benefits from a 'SHARE OF THE FREEHOLD' and therefore no ground rent is payable just a reasonable service charge cost.**

**EPC RATING: D**

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: 125 Years From 25 March 1982**



**Second 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.