



VILLAGE ESTATES



• EST.1993 •

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FIRST FLOOR FLAT

WARING PARK

GUEST SUITE AVAILABLE

COMMUNITY FEEL

RESIDENTS PARKING

ENERGY EFFICIENCY 'D'



12 Heron House
Lansdown Road
Sidcup, DA14 4EG

£130,000

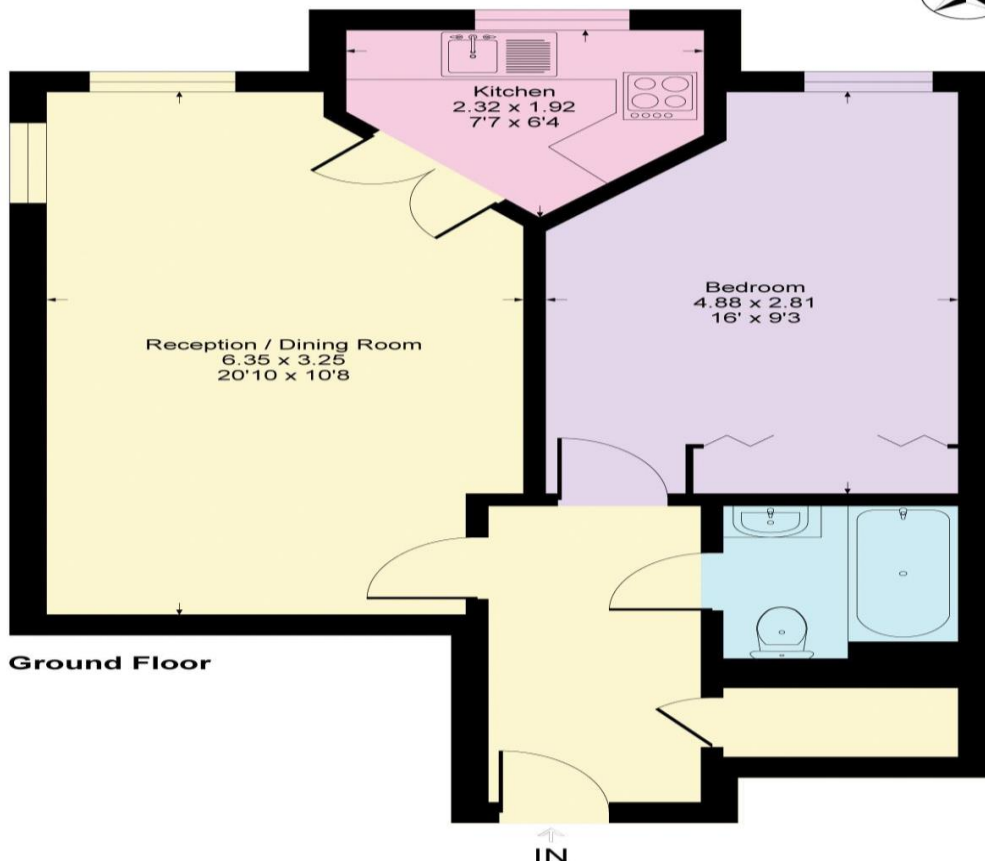
This lovely one double bedroom first floor retirement flat offers stunning views of the well-maintained communal rear garden, providing a peaceful and tranquil setting for residents to enjoy. With a small number of residents in the building, it offers a more intimate and homely environment, perfect for those looking for a close-knit community. The flat is warden assisted, providing residents with extra peace of mind and support when needed. In addition, there is residents' parking available, ensuring you always have a convenient place to park

EPC RATING: D

COUNCIL TAX BAND: C

TENURE: Leasehold

LEASE TERM: 125 Years from 1 February 1994



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.