

VILLAGE ESTATES

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MODERN PURPOSE BUILT FLAT

BRAND NEW LEASE

**WALKING DISTANCE TO SIDCUP
STATION**

WELL MAINTAINED

SOUTH FACING COMMUNAL GARDEN

IDEAL FIRST TIME OR BUY TO LET



Flat 4 Hunters Lodge
99 Manor Road
Sidcup, DA15 7JT

Monthly Rental Of £1,025

****GUIDE PRICE £220,000-£240,000**** Village Estates are delighted to offer for sale a modern purpose built one double bedroom flat, situated moments away from Sidcup Mainline Station and local high Street. The property also boasts a brand new lease and has its own underground parking space.

ENTRANCE HALL: Door to communal hallway. Storage cupboard. Airing cupboard. Economy 7 heater. Laminate wood flooring.

LOUNGE: 16' 1" x 11' 3" (4.90m x 3.43m) Double glazed window to front. Economy 7 heater. Carpet.

KITCHEN: 8' 0" x 7' 7" (2.44m x 2.31m) Double glazed window to front. Range of wall and base units with work surfaces. Stainless steel sink and drainer unit with mixer tap. Built-in electric oven and hob with extractor. Space for fridge/freezer. Plumbed for washing machine. Part tiled walls. Fully tiled floor.

BEDROOM ONE: 11' 6" x 8' 5" (3.50m x 2.56m) Double glazed window to front. Economy 7 heater. Fully fitted wardrobes. Carpet.

SHOWER ROOM: Walk-in shower unit. Low level W.C. Wash hand basin. Heated towel rail. Fully tiled walls and floor.

GARDEN: South facing communal gardens.

PARKING: Allocated underground parking space.

CURRENT ENERGY EFFICIENCY RATING 'TBC'

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.