



# VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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**No Chain - Hassle Free**

**Birkbeck Primary School**

**0.6 Mile - Sidcup Mainline Station**

**Very Convenient Location**

**Residents Parking**

**Over 100 Year Lease**



**16 Gateacre Court Granville  
Road**

Sidcup, DA14 4BY

**£275,000**

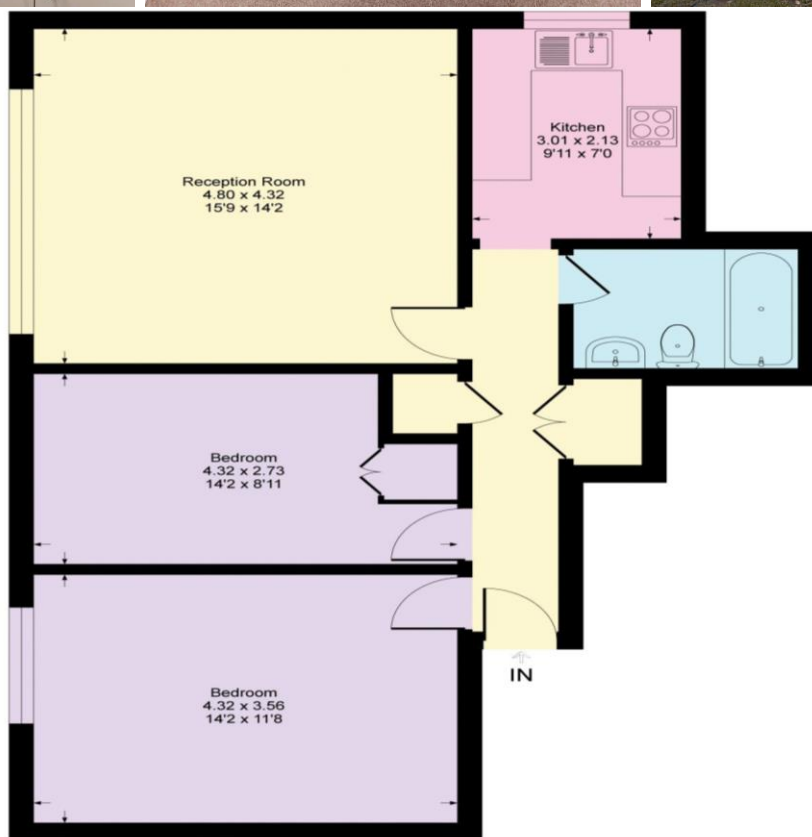
**Two double bedroom first floor flat, perfectly positioned for a swift and hassle-free sale. Nestled in a sought-after location, this unoccupied gem is chain-free, presenting an enticing opportunity for those seeking a quick transition to their new abode.**

**EPC RATING: D**

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: Not Applicable**



**Ground 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.