



# VILLAGE ESTATES



• EST.1993 •

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**Mezzanine Master Bedroom**

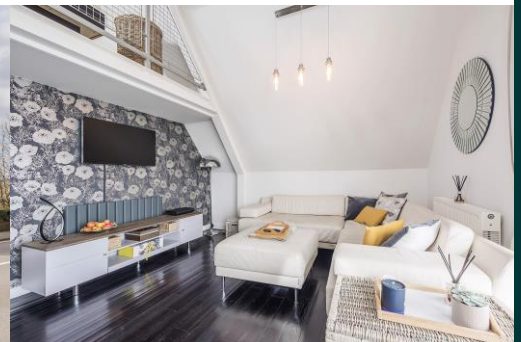
**Study Area**

**Allocated Parking Space**

**99 Year Lease**

**Walking Distance to Sidcup High Street**

**0.7 Miles to Sidcup Mainline Station**



**12 Maple Court  
Durham Road  
Sidcup, DA14 6LP**

**£350,000**

Enjoying uninterrupted views from this top floor flat, a unique two bedroom home that has been well maintained and benefits from a brand new combi boiler. A convenient spot just a short walk away from Sidcup High Street, providing anything from coffee shops, hairdressers to grocery stores. Covering all aspects of a buyers needs, this property has an allocated space just outside the front door coupled with visitor parking bays.

**EPC RATING: C**

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: 125 Years From 24 June 1998**



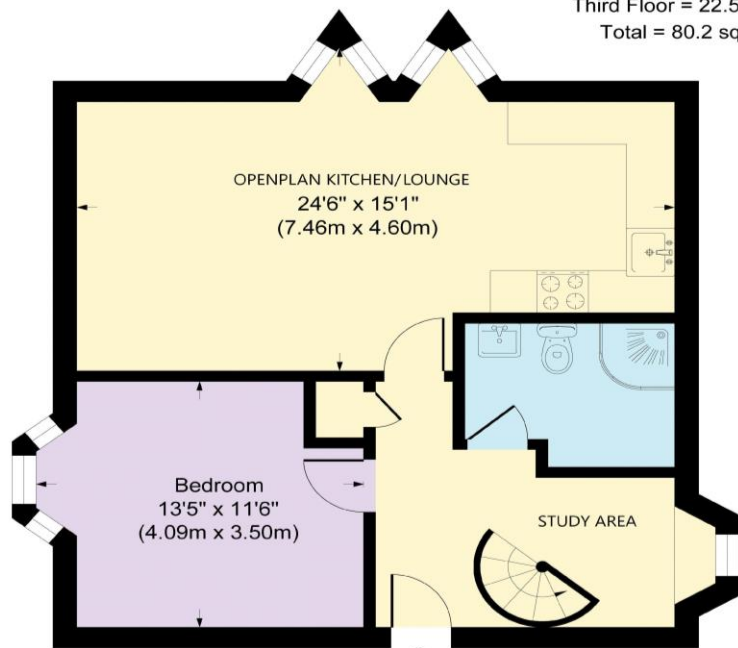
## Maple Court Sidcup Hil

Approximate Gross Internal Area

Second Floor = 57.7 sq m / 622 sq ft

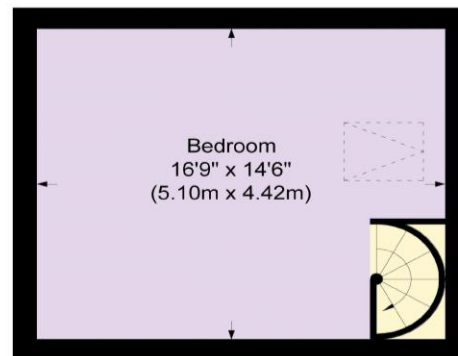
Third Floor = 22.5 sq m / 243 sq ft

Total = 80.2 sq m / 864 sq ft



Third Floor

IN



Mezzanine

### 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.