



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



En Suite Shower Room

Private Balcony

Central Location

Spacious Reception Room

Gated Parking

Walking Distance to High Street



7 Marlin Court

5 Elm Road

Sidcup, DA14 6AE

£335,000

Located within a stones throw of Sidcup High Street this MODERN and SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM flat with PRIVATE BALCONY, with the benefit of ALLOCATED PARKING BEHIND GATES and LIFT, your early viewing is recommended to avoid disappointment.

EPC RATING: B

COUNCIL TAX BAND: D

TENURE: Leasehold

LEASE TERM: 125 Years from 1 April 2008



Second Floor

IN

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.