



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

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Recently Decorated & Carpeted

930 Year Lease

Chain Free

Communal Garden

Garage En Bloc

Energy Efficiency Rating 'D'



25 Sidcup Hill Gardens
Sidcup, DA14 6JP

Guide Price £300,000-£310,000

A purpose built first floor maisonette, larger than the typical properties in the local area, with a spacious lounge and dining area. We feel this would be an excellent opportunity to get on to the property ladder, offered with no forward chain and the added convenience of being able to transact quickly. Outside of this private development you can find available bus routes taking you to Sidcup High Street and mainline station.

EPC RATING: D

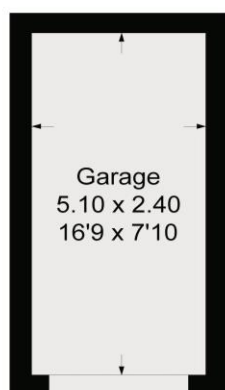
COUNCIL TAX BAND: C

TENURE: Leasehold

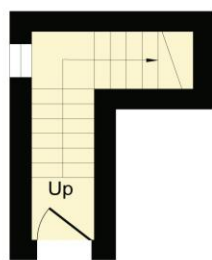
LEASE TERM: Not Applicable



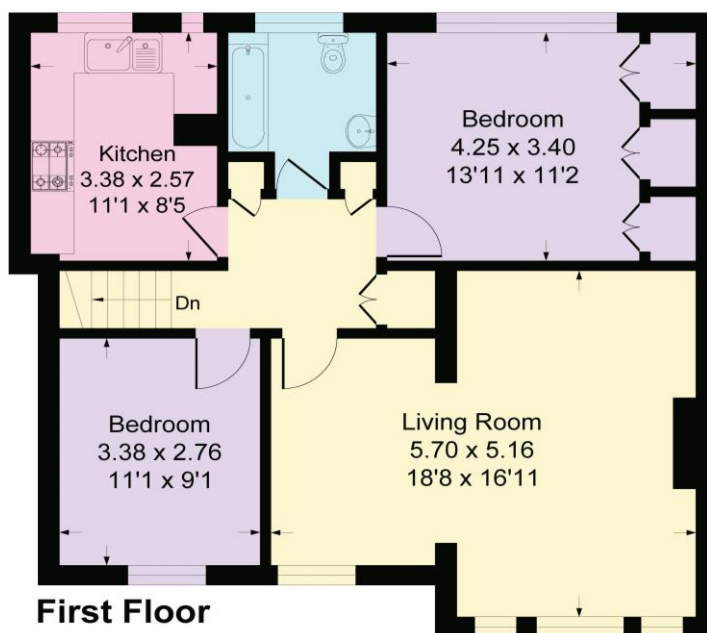
Approximate Gross Internal Area = 77.2 sq m / 832 sq ft
 Garage = 12.2 sq m / 132 sq ft
 Total = 89.4 sq m / 963 sq ft



Garage



Ground Floor



First 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.