



**£112,500**  
**Glen Court, Station Road, Sidcup, Kent,  
DA15 7JU**

**Christopher  
Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088



A bright and airy one bedroom first floor rear facing retirement apartment situated in a popular development centrally located within a short walk to Sidcup High Street with its wide variety of shopping facilities including Little Waitrose and bus connections to various surrounding areas.

This spacious one double bedroom apartment features a Juliet balcony from the lounge/diner that overlooks the exceptionally well maintained communal gardens, built in wardrobes to the bedroom, emergency pull cords, security entryphone system and good storage facilities.

The communal areas feature a well maintained communal garden to the rear of the development and parking to the front. There is a communal laundry room and a residents lounge. A lift to all floors provides access to the apartment.

We understand that the lease is 99 years from 1988 and the sellers are prepared to look at extending the lease, subject to the final sale price.

The parking is not allocated and is for residents, carers and visitors. You must register your vehicle on entry in the communal hallway.

Lease: 99 years from 1988.

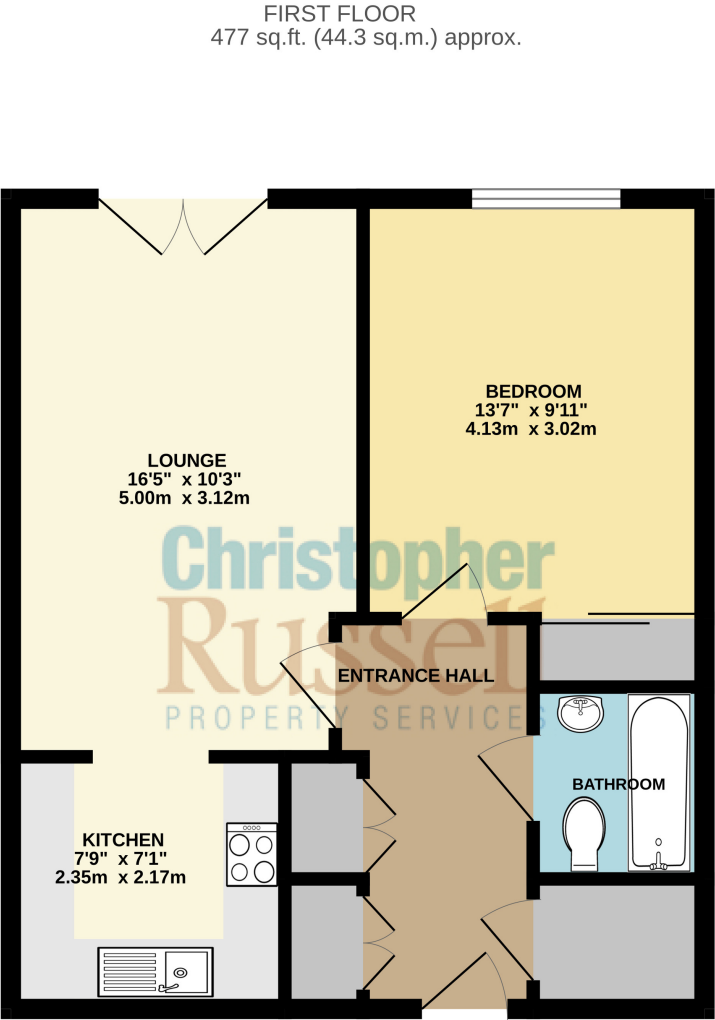
Service Charges for 2024/2025 - £2,870 per annum.

Service Charges for 2025/2026 - £835.81 per quarter.

Council Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 477 sq.ft. (44.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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