



£410,000

Hop Court, Old Farm Place, Sidcup,
Kent, DA15 8FD

**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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Luxury two-bed, first-floor apartment situated within a popular development built in 2022 with a six-year NBHC Warranty remaining, situated within a short walking distance to Sidcup train station, and a selection of good primary and secondary schools and local amenities.

The property is presented in immaculate condition and has two double bedrooms, a modern bathroom, an integrated modern kitchen, an open plan living /dining room, and access onto a South facing balcony via the lounge. Features include an extract air quality system, excellent storage facility, lockable bike store access and window shutters were fitted.

There is allocated parking for one car, and the property features an entry phone system.

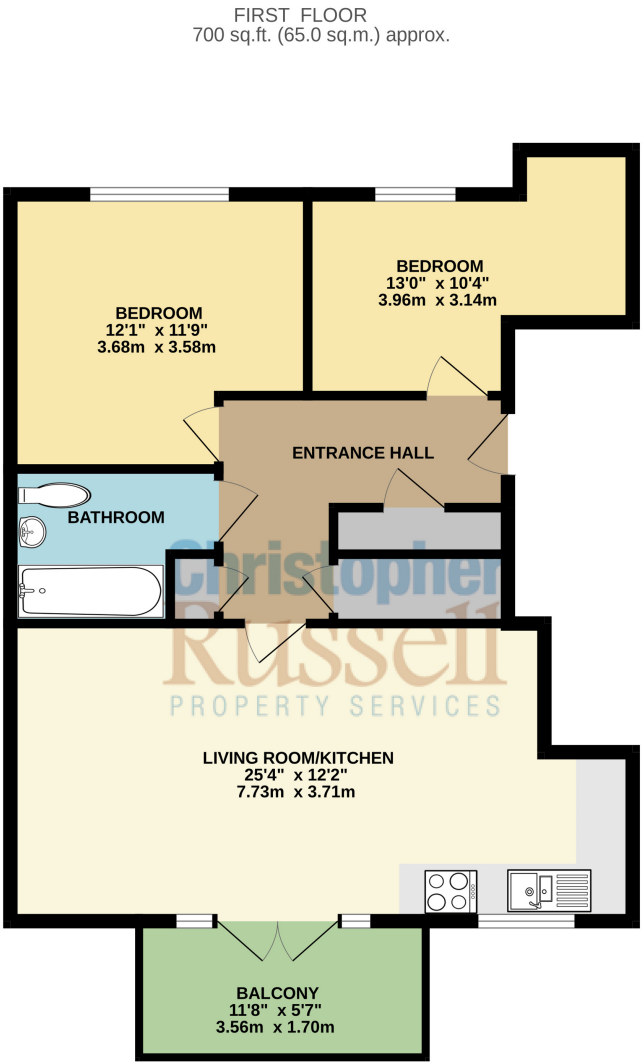
The property is being sold as end of chain.

Lease 990 years from 2022.

Service charges £153.66 per calendar month.

Council Tax Band: C

Agents Note: Material Information is available online as brochure 2 below



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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		