



**Guide Price £370,000**  
**Ivy Court, Christopher Close, Sidcup,**  
**Kent, DA15 8PU**

**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.

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**Christopher Russell Property Services**  
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Guide Price £370,000.

Luxury ground floor two bedroom two bathroom ground floor apartment with its own private patio area situated within a short walk to local shopping and transport facilities.

This beautifully presented larger than average apartment built in 2019 features a 10 year international construction warranty, unexpired term of lease approximately 145 years, high specification contemporary finish throughout and an allocated parking space.

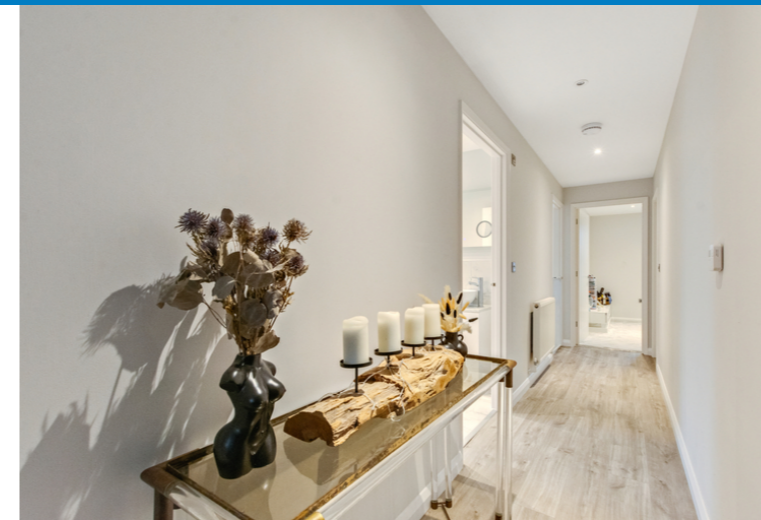
Accommodation comprises; entrance hall with security entryphone system, dual aspect lounge/diner, kitchen, two bedrooms, en suite shower room to the main bedroom and a bathroom.

Current ground rent: Approximately £300 per annum for the first 25 years of the lease start date.

Current service charge: Approximately £1180 per annum.

Next ground rent review: Year 2044.

Council Tax Band C.



GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



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TOTAL FLOOR AREA : 664 sq.ft. (61.7 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+)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			