



**Guide Price £295,000**  
**Amberley Court, Sidcup, Kent, DA14**  
**6JT**

**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](mailto:sales@christopher-russell.co.uk)



Guide Price £295,000 to £315,000.

Refurbished two bedroom first floor purpose built maisonette offered with no onward chain situated at the end of a small cul de sac convenient for local transport facilities servicing Sidcup High Street and train station.

The property has been subject to a considerable amount of refurbishment which includes newly rewired, newly plastered walls, new electric panelled radiators, new fitted kitchen, new bathroom suite and new floor coverings throughout. There is also a large loft space.

Featuring its own private rear garden the property is an ideal first time purchase or buy to let investment.

We have been informed by the owner that there lease has 94 Years remaining.

The Ground Rent is £25.00 per year.

Building Insurance is £523.30 per year.

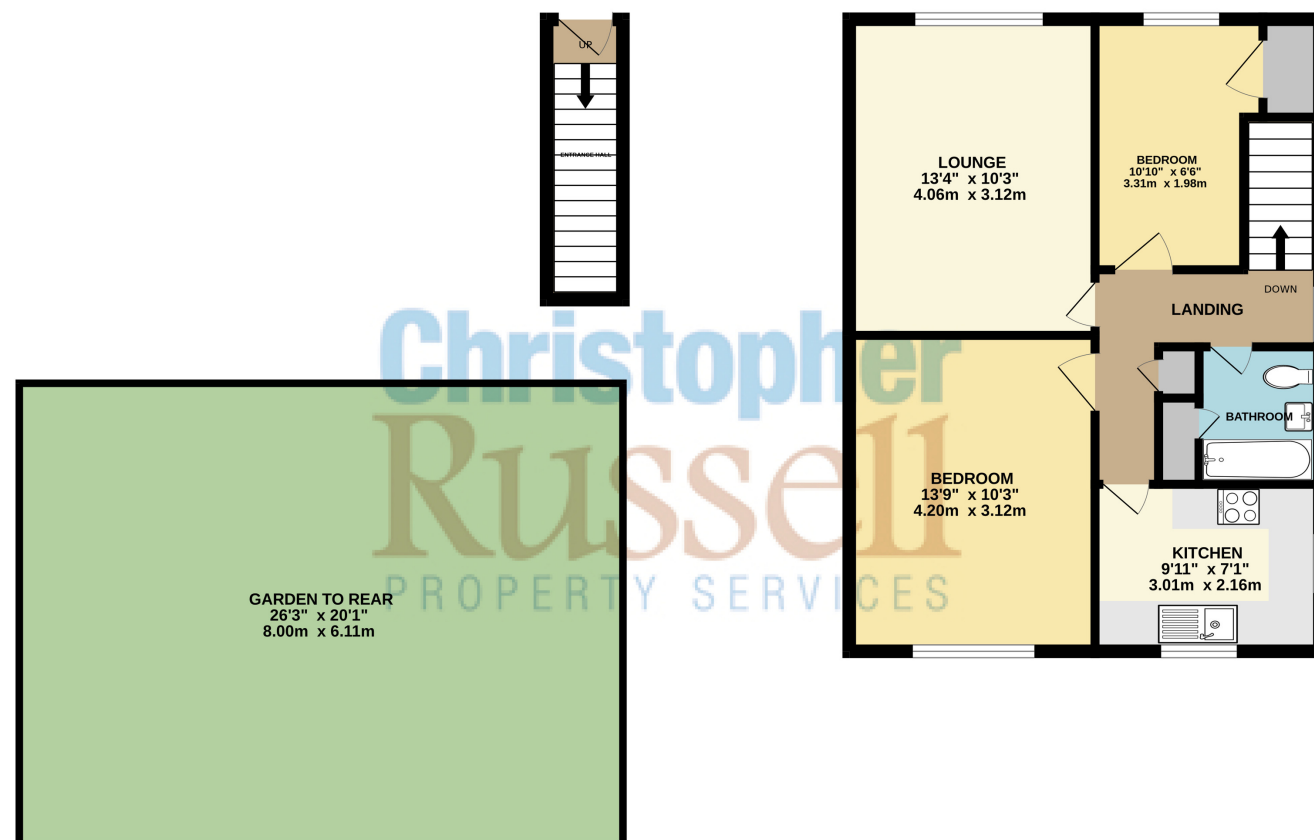
There is No Service Charge.

Council Tax Band C.



GROUND FLOOR  
40 sq.ft. (3.7 sq.m.) approx.

1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



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TOTAL FLOOR AREA : 603 sq.ft. (56.0 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	46
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			