



Guide Price £300,000
Main Road, Sidcup, Kent, DA14 6NZ

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £300,000 to £325,000.

A beautifully presented two double bedroom purpose built maisonette with its own private rear garden.

This stunning spacious first floor property features a very long lease and has been modernised to a very high standard.

The property is situated in a very convenient location that is a short walk to Sidcup High Street and Train Station but also has very good access to local transport that services New Eltham Train Station that is in Zone 4.

Accommodation comprises, own front door to hallway and stairs to first floor landing, lounge/diner overlooking rear aspect, kitchen, two double bedrooms and a bathroom.

Modernised and finished to a very good standard the property features, modern fitted kitchen with a range of integrated appliances, modern bathroom suite with a shower over bath, gas central heating and double glazing.

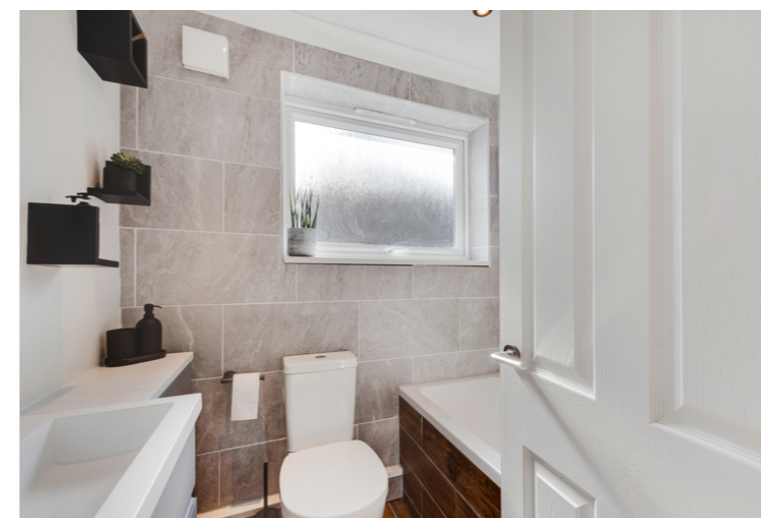
At the rear you have your own secluded and private landscaped rear garden with a large Indian sandstone patio and path, lawn with flower borders and a garden shed.

Council Tax Band C.

Lease - 931 Years Unexpired.

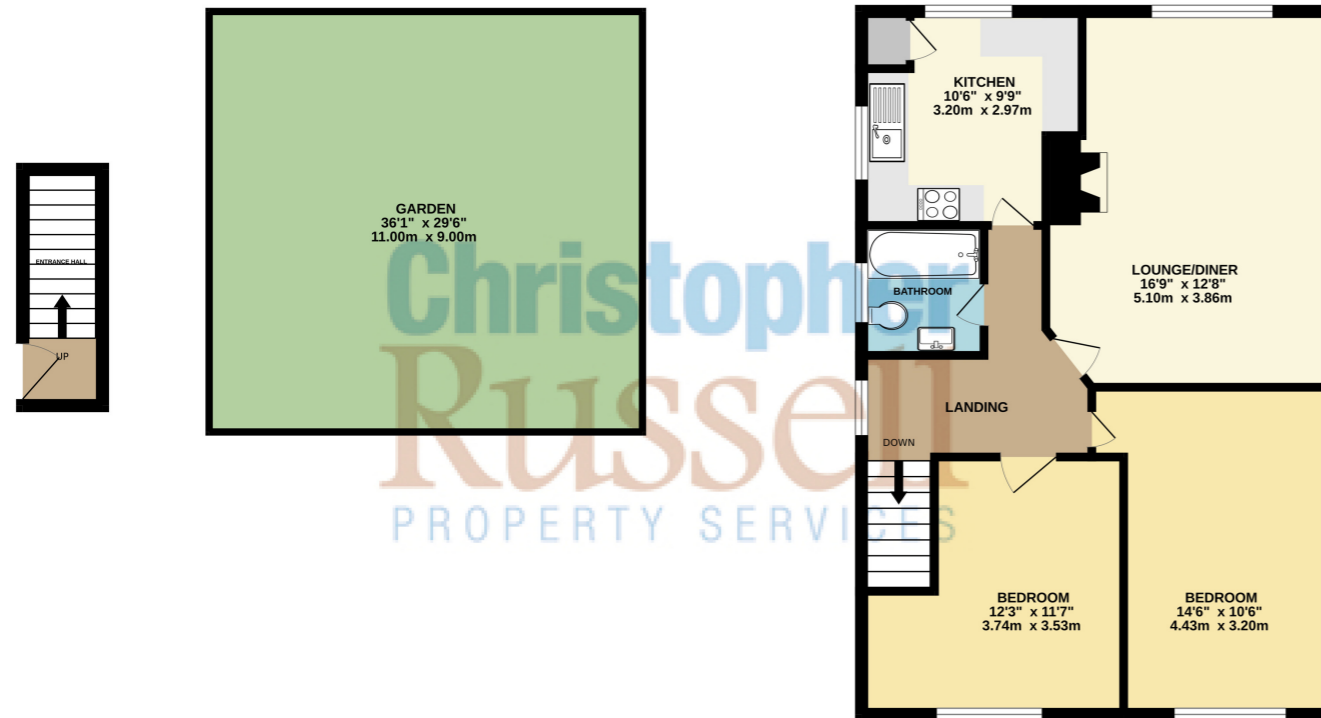
No Service Charges.

Ground Rent £10.00 per annum paid in two instalments.



GROUND FLOOR
38 sq.ft. (3.5 sq.m.) approx.

1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



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TOTAL FLOOR AREA : 696 sq.ft. (64.6 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		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			