



**Guide Price £250,000**  
**Sidcup High Street, Sidcup, Kent, DA14 6DW**



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



Guide Price £250,000 to £265,000.

A stunning, larger-than-average one-bedroom flat with its own private access, ideally located on Sidcup High Street, just a few minutes' walk from Sidcup Train Station.

Presented in excellent decorative condition, this property has been modernised to a high standard with some beautiful features throughout.

The accommodation comprises a long split-level entrance hall, open-plan lounge/diner and kitchen, large double bedroom, and modern bathroom.

The property benefits from a modern fitted kitchen, contemporary bathroom suite, double-glazed windows, under floor heating and gas central heating.

The property is being offered as end of chain.

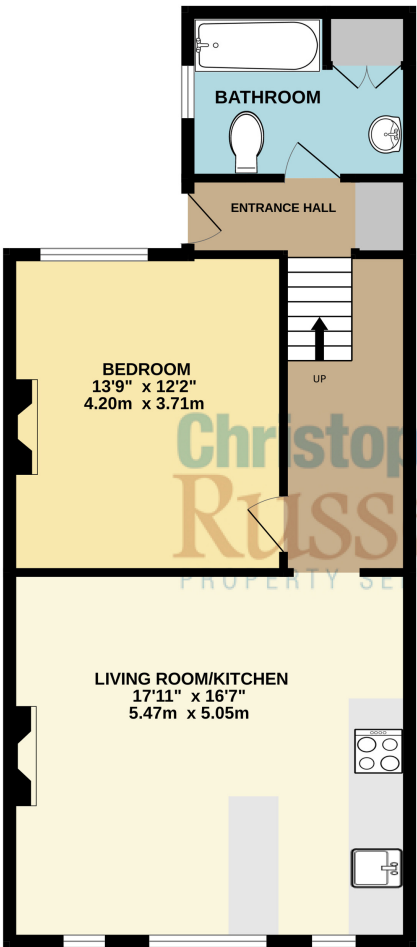
Council Tax Band B.

Lease: 101 years unexpired.

Service Charges £345.00 per annum plus £547.00 Building Insurance per annum.

Ground Rent: £150.00 per annum.

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		