



Guide Price £275,000
Amberley Court, Sidcup, Kent, DA14
6JT

Christopher
Russell
PROPERTY SERVICES



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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

Guide Price £275,000 to £300,000

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.

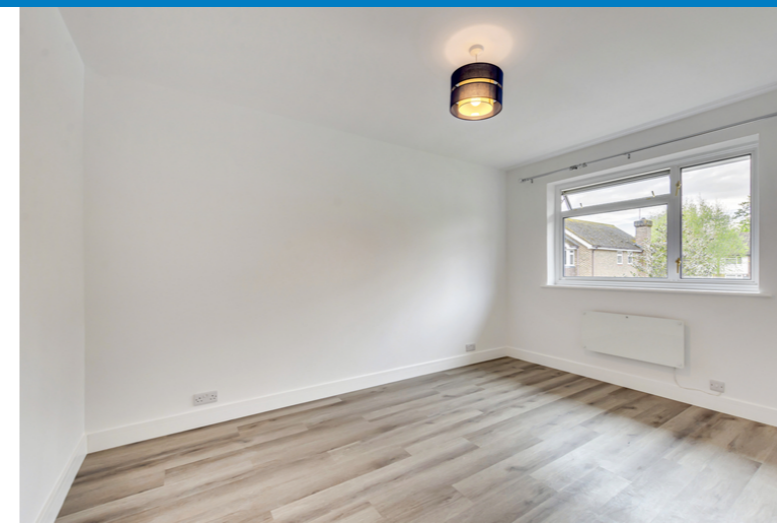
We have been informed by the owner that there lease has 94 Years remaining.

The Ground Rent is £25.00 per year.

Building Insurance is £523.30 per year.

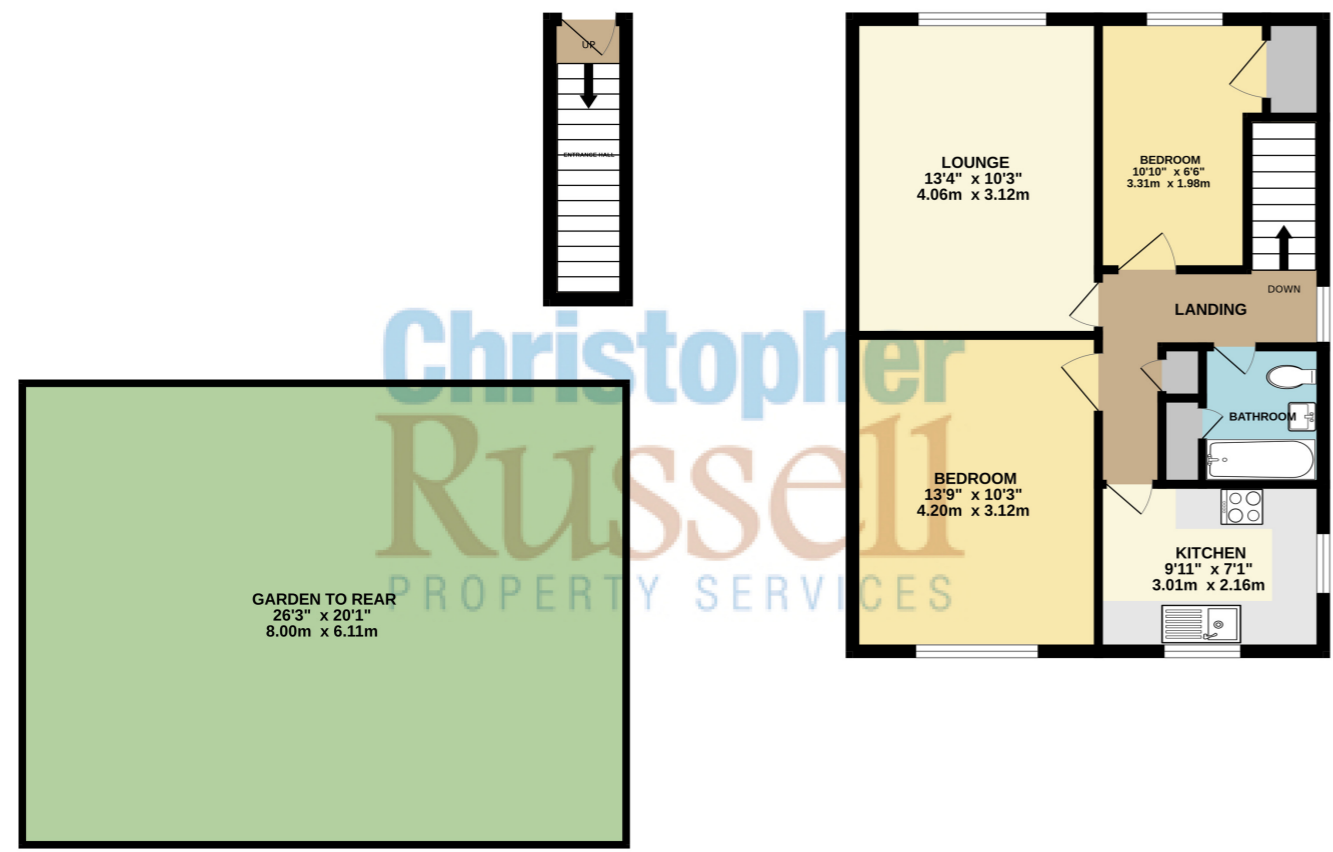
There is No Service Charge.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	46
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			