

£225,000

Foots Cray High Street, Sidcup, Kent,  
DA14 5HN

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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A one-bedroom apartment situated in a convenient location for local shopping and transport facilities that provide access to Sidcup and Orpington Mainline Railway stations.

Offered with no onward chain this impressive newly built development that offers modern open planned living accommodation that comprises, hall, lounge/diner with a Juliette balcony, open planned kitchen, double bedroom and bathroom.

There are extremely well-maintained communal gardens, security entry phone system and underground parking.

Agents Notes- The property is sold as seen including chattels.

Lease: 991 years.

Service Charge: £1,824 per annum.

Ground Rent: £150.00 per annum.

Council Tax Band C.



FIRST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	