

£240,000

Progressive Close, Sidcup, Kent, DA14  
5HZ

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)



Luxurious one double bedroom ground floor apartment set in the very popular 'Boomtown'.

This ideal first time or buy to let purchase is ideally located to all local amenities and transport links nearby.

Beautifully presented, these recently converted apartments offers stylish living with top of the range facial recognition entry system, top of the range integrated kitchen appliances, luxury bathroom suite, allocated parking plus visitors parking.

With a long new build warranty that gives peace of mind this stunning apartment should be viewed to avoid any disappointment.

The apartment is accessed via a large communal lobby. The flat comprises an entrance hall, open planned lounge/ kitchen diner, double bedroom and luxurious bathroom suite.

The property is offered chain free.

Location- Situated near to a number of shops including Little Waitrose, restaurants and bars, outdoor space of Footscray Meadows and The Fiver Arches and road access to A20/M25 as well as local transport facilities to Sidcup Train Station.

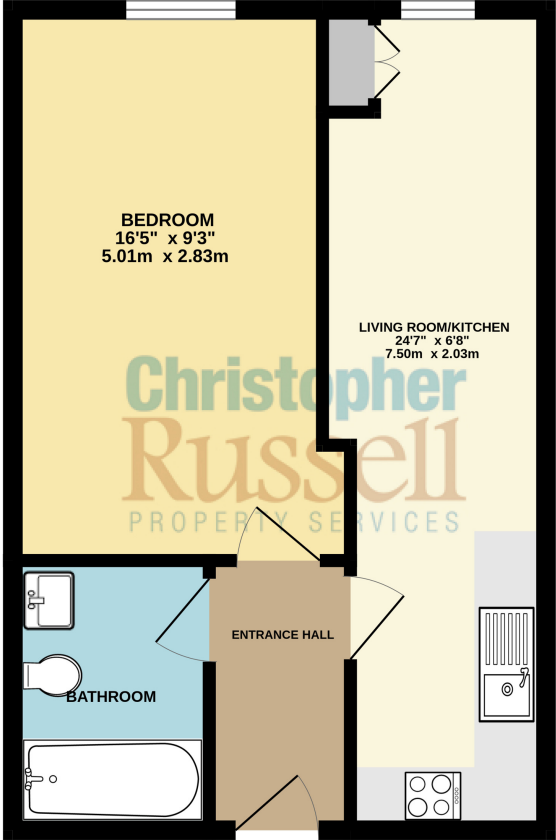
Lease - 125 years from 1st January 2021.

Service Charge/Ground Rent - £1,100 per annum. The Service charge includes the Ground Rent.

Council Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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		



TOTAL FLOOR AREA : 395 sq.ft. (36.7 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.  
Made with Metropix ©2024