

Offers in Excess of £315,000  
Ivy Court, Christopher Close, Sidcup,  
Kent, DA15 8PU



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)



Luxury two bedroom first floor apartment situated in a convenient location which is being offered as end of chain.

Situated within a short walk to local shopping and transport facilities this larger than average apartment built in 2019 features a 10 year international construction warranty, unexpired term of lease approximately 145 years, high specification contemporary finish throughout and an allocated parking space.

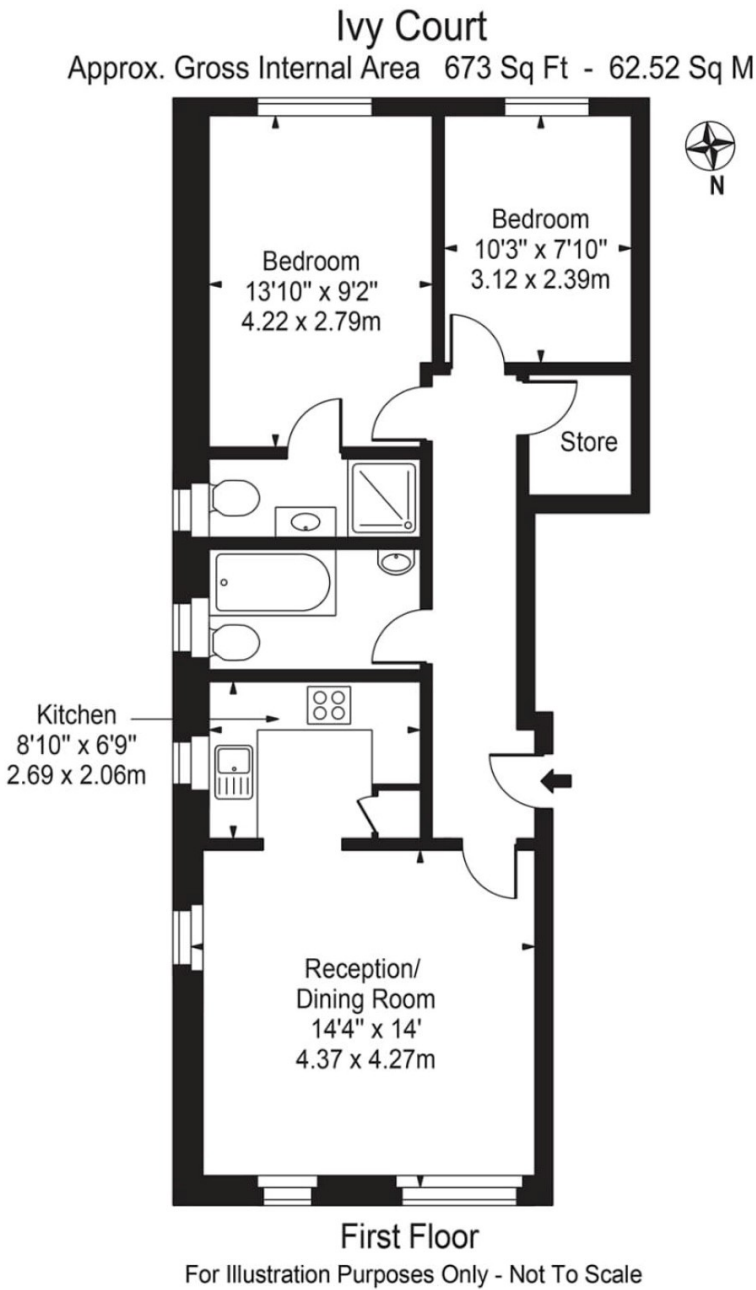
Accommodation comprises; entrance hall with security entryphone system, dual aspect lounge/diner, kitchen, two bedrooms, en suite shower room to the main bedroom and a bathroom.

Current ground rent: Approximately £300 per annum for the first 25 years of the lease start date.

Current service charge: Approximately £1180 per annum.

Next ground rent review: Year 2044.

Council Tax Band C.



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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	