

£235,000

Hatherley Road, Sidcup, Kent, DA14
4AT

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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Very spacious one bedroom second floor flat situated only 0.3 miles to Sidcup train station.

Offered as end of chain the property offers larger than average accommodation the property is presented in good decorative condition and features double glazing, heating, modern fitted, modern bathroom suite, security entry phone system, recently renewed lease, parking, garage and communal gardens.

The property is an ideal buy to let investment or first time purchase.

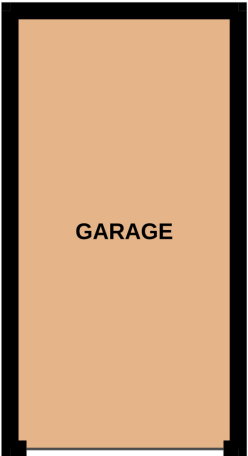
Our client has advised that there are 108 years left on the lease.

The service charges are £516.23 per quarter and the ground rent is £275.00 per annum.

Council Tax Band C.



TOP FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497sq.ft. (46.2 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		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		