

Offers in Region of £215,000  
Aspen House, Longlands Road, Sidcup,  
Kent, DA15 7LZ

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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A one double bedroom ground floor flat that is an ideal opportunity for a first time buyer or someone looking to downsize.

Situated very close to Sidcup train station and local amenities.

The property does require some modernisation and is a great opportunity for the buyer to put their own stamp on.

The property comes with a designated parking space in a secure underground car park.

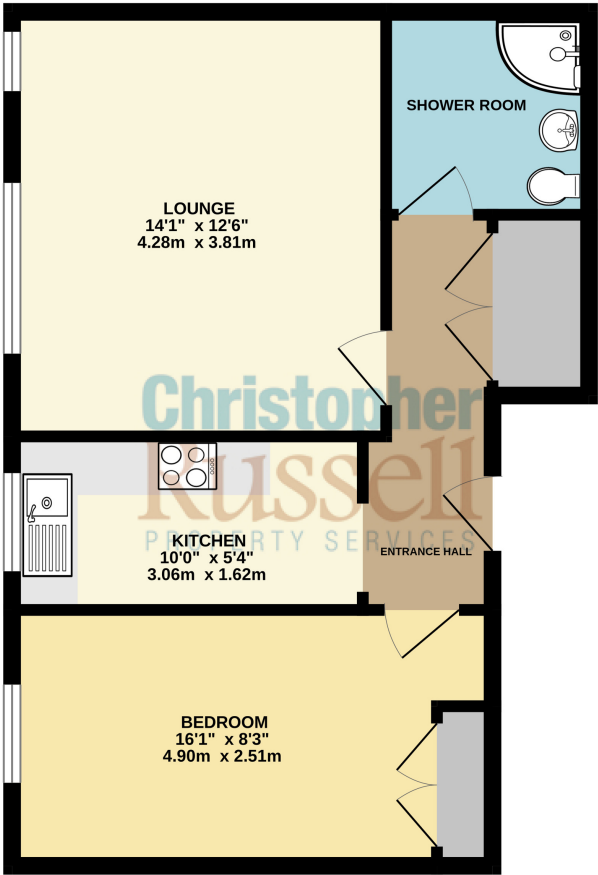
There are in excess of 900 years remaining on the lease.

We are currently waiting for the seller to provide the recent annual service charge and ground rent and building insurance.

Council Tax Band B.



GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 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+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 73                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 42      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |