

£235,000

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.

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Christopher Russell Property Services

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**\*\*CHAIN FREE\*** Charming one-bedroom flat, perfectly situated in a convenient location, ideal for singles, couples, or investors looking for a fantastic opportunity.

Presented in good decorative condition the property comprises; hallway, lounge/diner, double bedroom and bathroom.

The modern kitchen is thoughtfully designed with quality fittings featuring integrated appliances and plenty of storage, it caters to all your culinary needs while maintaining a clean and contemporary feel.

The bathroom is modern and fully equipped with high-quality fixtures, including a refreshing shower and a vanity unit.

Additional benefits of this property include secure entry systems and double-glazed windows throughout.

Situated close to local amenities, transport links, and bustling high street, this flat offers both comfort and connectivity.

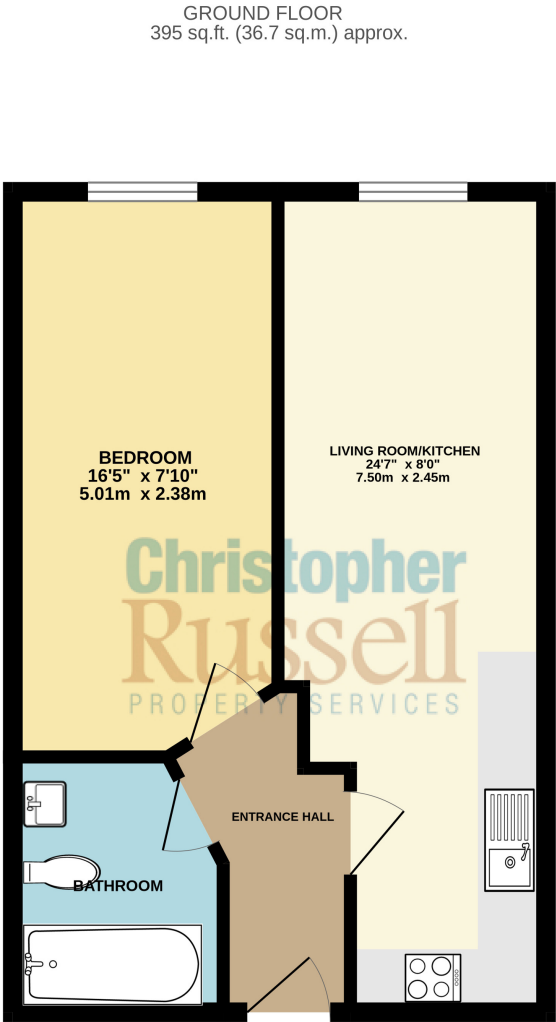
Whether you're a first-time buyer looking to step onto the property ladder or an investor keen on a rental opportunity, this flat provides everything you need.

Lease: 125 years from 2022.

Service Charge: £99.50 per month.

Ground Rent: Peppercorn.

Council Tax Band B.



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.  
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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>                            | 78      | 78                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England, Scotland & Wales                   |         | EU Directive<br>2002/91/EC |