

£420,000

Brick Court, Old Farm Place, Sidcup,  
Kent, DA15 8FD

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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Luxury two double bedroom apartment situated within a popular development built in 2022.

A short walk to Sidcup train station, this stunning apartment that was finished to a very high standard features an en suite shower room to the main bedroom, spacious open planned kitchen/living and dining room with a West facing private balcony.

Features include built in wardrobes, loft access providing excellent storage facility, fire surround and media wall, extract air quality system, luxury fitted and integrated kitchen, luxury bathroom, lockable bike store with space for two bikes, allocated parking space and window shutters where fitted.

Lease is 996 years unexpired.

The Service charge is £155 per month. This includes, maintenance of grounds, window cleaning, cleaning of the communal areas and ground rent.

Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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 2002/91/EC		

TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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