



Guide Price £410,000
Hillcross Court, Sidcup Hill, Sidcup,
Kent, DA14 6HJ

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

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Guide Price £410,000 to £435,000.

An immaculately presented, two-bedroom apartment situated within walking distance to Sidcup train station, High Street and a number of good primary and secondary schools.

The property features an entrance hall, two storage cupboards, a modern family bathroom, and two double bedrooms, the main bedroom includes an ensuite and built-in wardrobe space. The open-plan kitchen and living area features modern fitted appliances and direct access to a South-facing balcony.

There is one allocated parking space in the residents car park.

Features include a security entry phone system, lift access to all floors and access to a residents roof terrace.

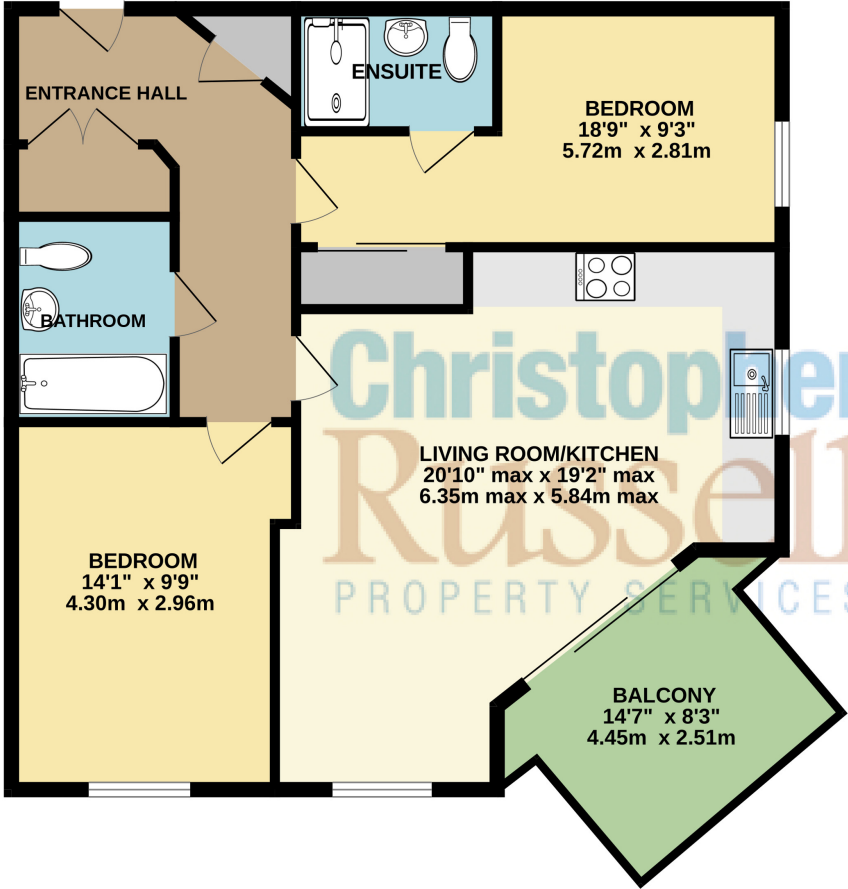
Tenure - Leasehold | Lease Length - 246 Years Approx.

Service charge: £1495.00 per annum.

Council Tax Band D.



FIRST FLOOR
819 sq.ft. (76.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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		

TOTAL FLOOR AREA: 819 sq.ft. (76.0 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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