

Guide Price £235,000
Cornel House, Longlands Road, Sidcup,
Kent, DA15 7LX

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.

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

Guide Price From £235,000.

One double bedroom ground floor flat situated within a very short walk of Sidcup train station and Marks And Spencers Food Hall.

Presented in very good decorative condition, this ideal first time purchase features a very long lease that extends in excess of 900 unexpired years, allocated parking space, modern fitted kitchen, modern bathroom suite, double glazing, electric heating and built in wardrobes to the main bedroom.

The property has well maintained communal grounds and an outside secure store area ideal for a bicycle.

There is an allocated parking space and two visitor parking permits.

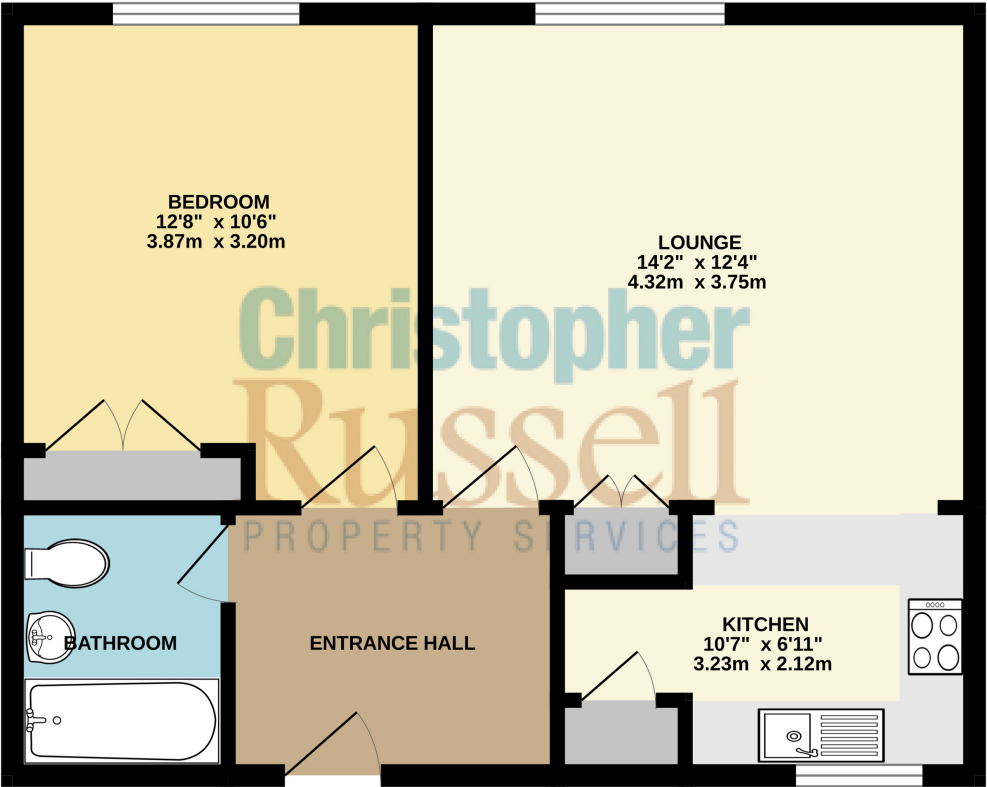
Lease: Approximately 989 years remaining.

Service charge: £2220 per annum (includes buildings insurance, gardening, cleaning and window cleaning every four months)

Ground rent: included in service charge.

Council Tax: Band B £1676.14 per annum.

GROUND FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (45.9 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+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |