

Guide Price From £190,000

**Parish Gate Drive, Sidcup, Kent, DA15
8TH**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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One bedroom top floor flat offered with no onward chain situated in a popular development approximately one mile to Falconwood and New Eltham train stations.

The property is an ideal first time purchase or buy to let investment.

In need of some modernisation and redecoration the property features a lease in excess of 900 years, parking space and security entryphone system.

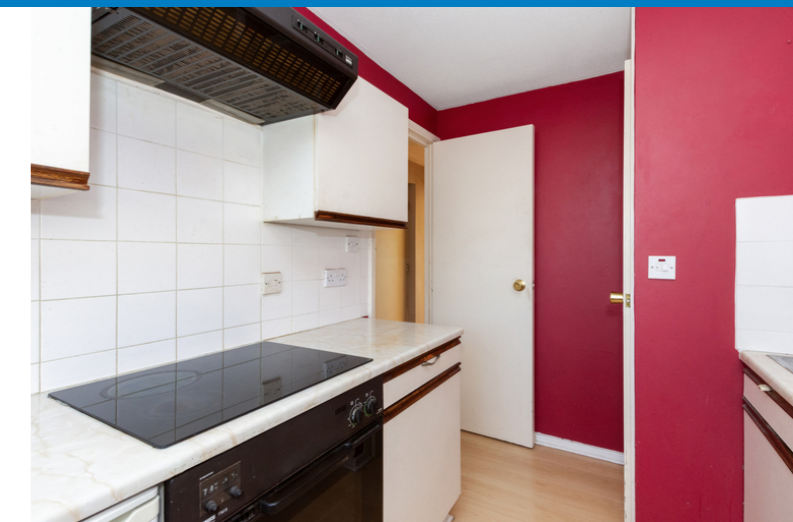
The accommodation comprises, entrance hall, lounge, kitchen, bathroom and bedroom with built in wardrobes.

There are communal gardens to the rear.

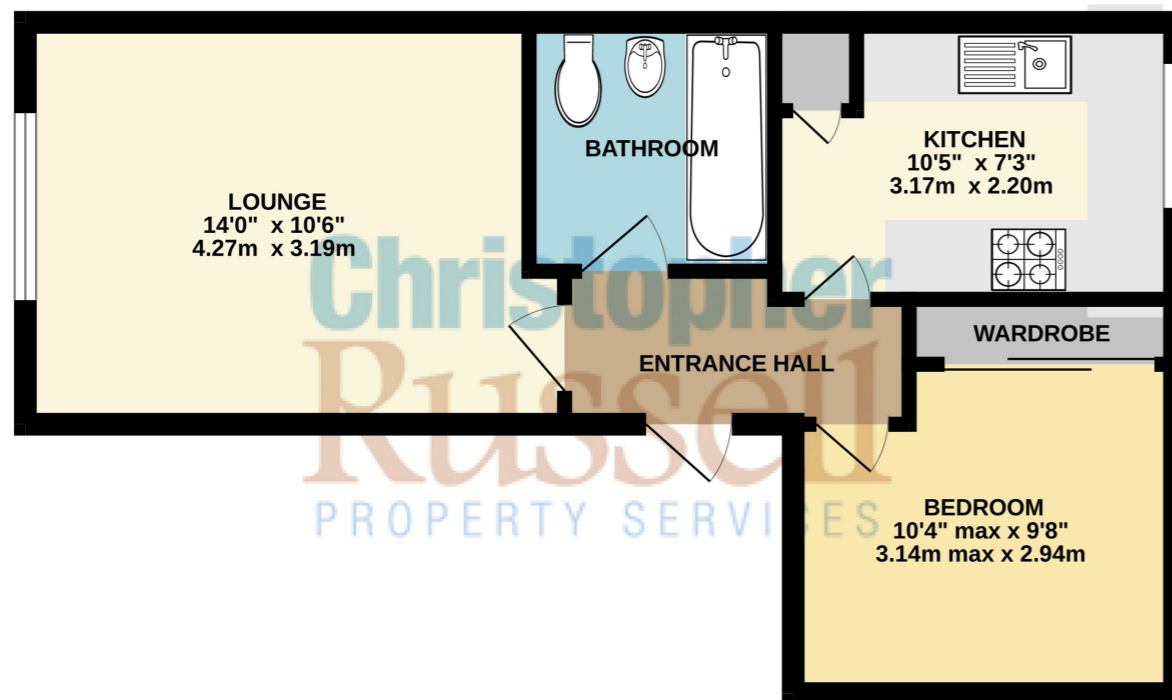
Lease - In excess of 900 years.

Service Charges/Ground Rent - £175.00 per month.

Council Tax Band C.



SECOND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.5 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		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			