

£253,000

**Sandalwood House, Longlands Road,  
Sidcup, Kent, DA15 7NB**



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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Guide Price £250,000 to £265,000

A larger than average and unique one bedroom ground floor flat located within a short walk to Sidcup Station.

Presented in excellent decorative condition the property comprises; entrance hall, lounge/diner with a door that leads onto a patio area, double bedroom with built in wardrobes, modern fitted kitchen and modern bathroom suite.

Exceptionally well presented the property features a lease that has 900 years unexpired, its own front door, recently installed electric radiators, good storage facilities and an external bike shed.

The property has extremely well maintained communal gardens and one underground parking space.

Please be aware that under the terms of the leasehold, the property cannot be sold to buy to let investors.

The service charge is £187 per month Lease - 900 years plus.

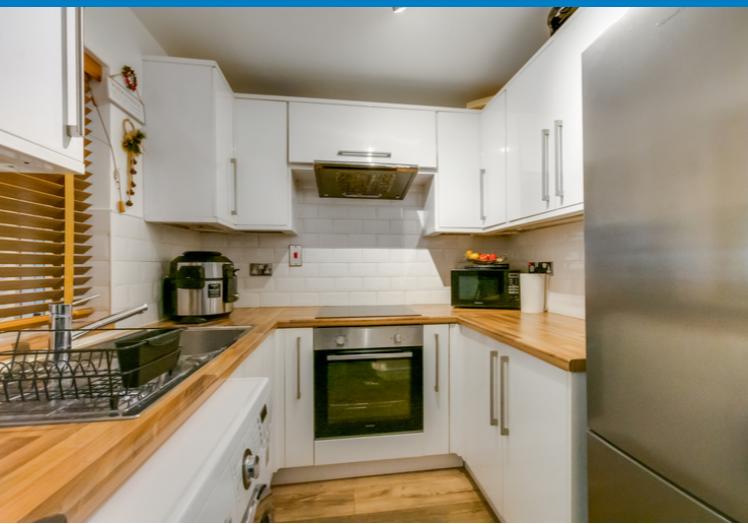
Council Tax Band B.

GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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. The services and fixtures and fittings 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		
(55-68)	D		68
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			