

£260,000

Davis Way, Sidcup, Kent, DA14 5JR

**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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Two double bedroom apartment situated in a no through road which offers excellent value for money situated on a popular development close to local shopping amenities, schools and transport links.

This larger than average purpose built flat comprises, entrance hall with good storage facilities including a loft space, lounge/diner which is open planned to an integrated kitchen, two double bedrooms and a bathroom.

Presented in good decorative condition, the property features a security entryphone system, modern fitted kitchen and bathroom, balcony off the lounge area facing the rear aspect and an unexpired lease of 990 years.

There is residents parking around the building.

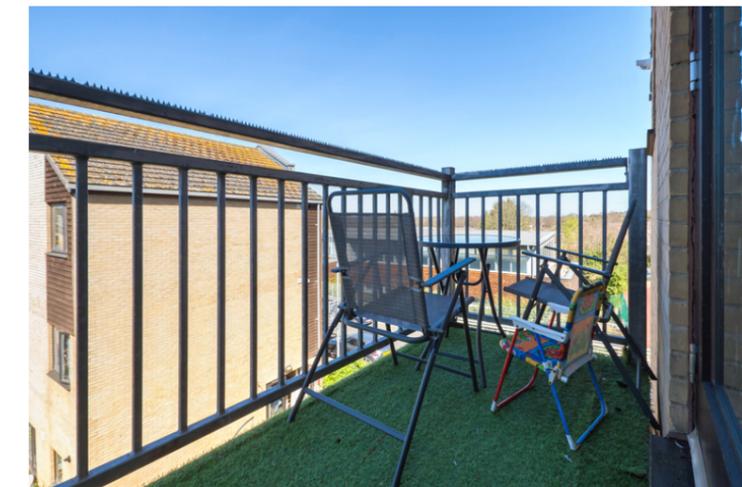
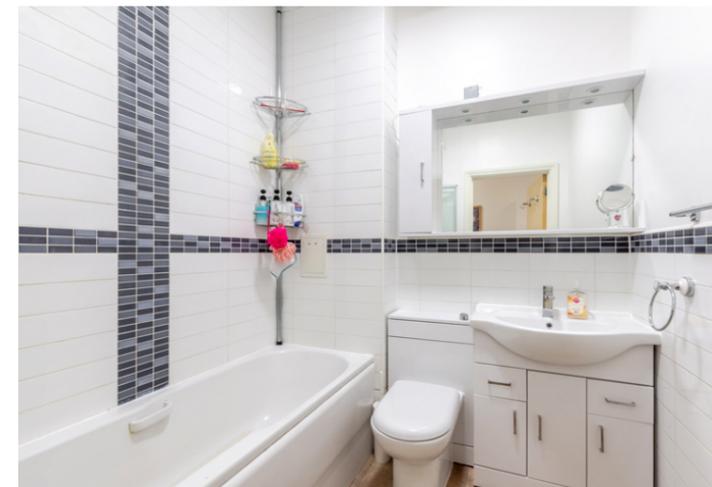
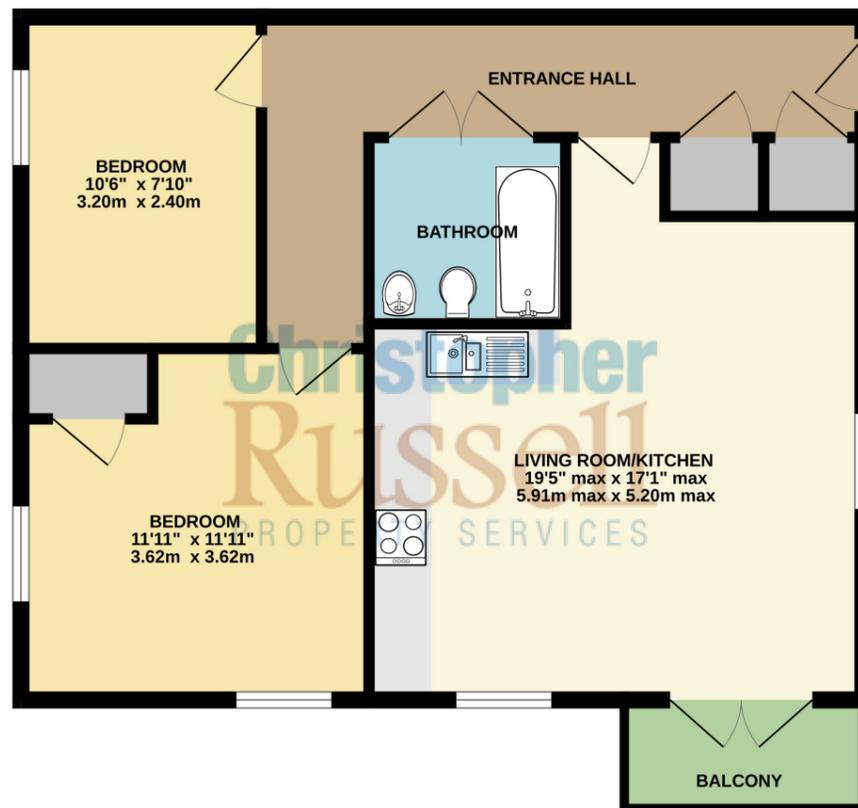
Lease: Currently being extended to 990 years.

Service Charge: £172.41 per month.

Council Tax Band C.



SECOND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(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	