

Guide Price £240,000
Westerham Drive, Sidcup, Kent, DA15
9NR

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 £240,000 to £250,000.

Larger than average one bedroom first floor flat situated in a small development and cul-de-sac location.

This well presented property features a modern fitted kitchen and bathroom, security entry-phone system, long lease with approximately 108 years remaining, allocated parking space and visitors spaces when available. Ideal first time or buy to let purchase.

The property benefits from an excellent EPC score which in turns means the current owner has very low heating bills even through the winter months.

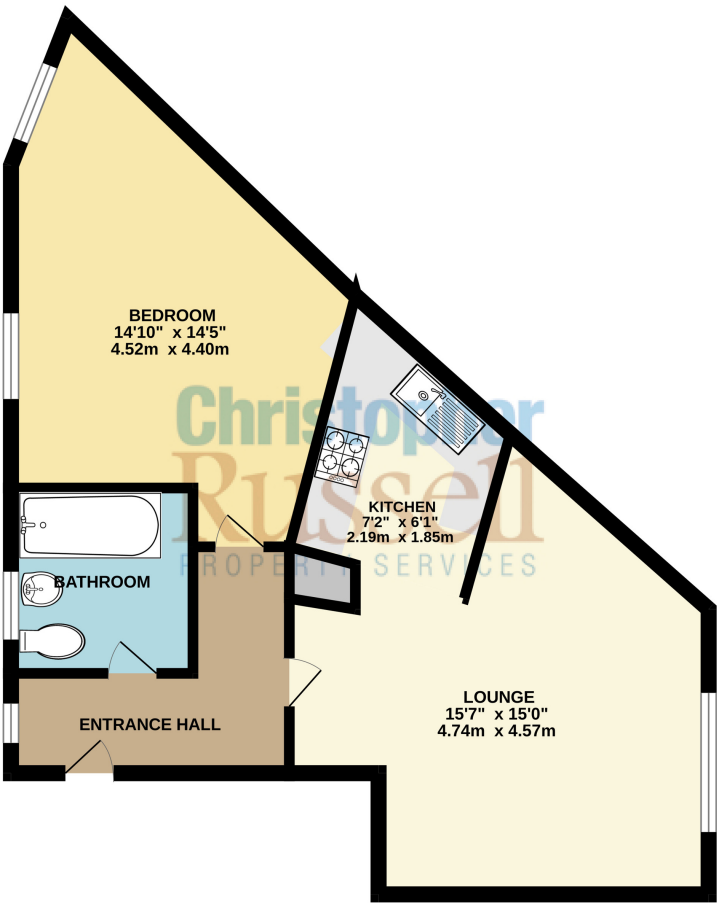
Maintenance £497.82 per quarter. £1,991.28 per annum.

Ground Rent - £50 per annum.

Council Tax Band C.



GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.4 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		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	