



£325,000

Wood Place, Chislehurst Road, Sidcup,
Kent, DA14 6BG

**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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Larger than average two bedroom top floor apartment that is located in a popular location close to Sidcup High Street, train station and Queen Mary's Hospital.

The property is an excellent first time purchase or buy to let investment and features a lease that extends over 900 years.

Offered as chain free, the property is well presented throughout and features two double bedrooms and a large lounge/diner. The current owner has recently installed a kitchen, bathroom and new boiler.

Externally there are well maintained communal grounds and a garage en bloc.

The property is offered to the market as chain free.

Unexpired lease: 900+ years

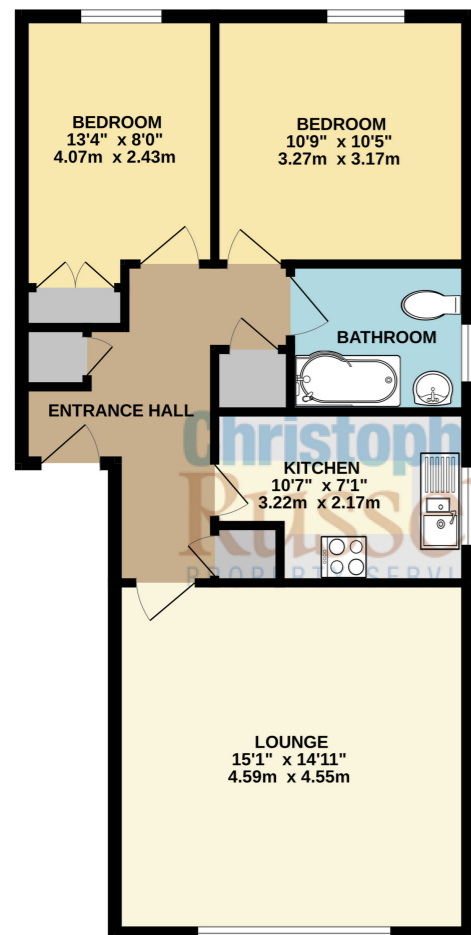
Service Charge: £1776 per annum including buildings insurance, gardening, cleaning, maintenance and repairs of communal areas.

Ground Rent: £25.00 per annum

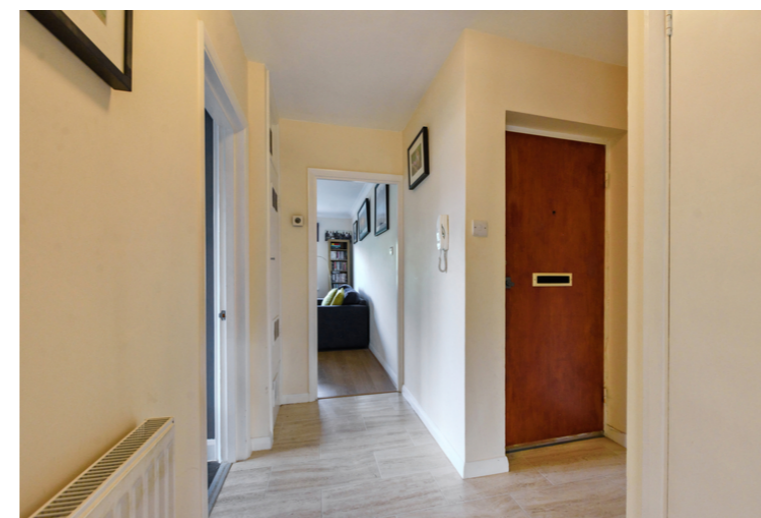
Council Tax: Band C



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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	62	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			