

£275,000

Heron Crescent, Sidcup, Kent, DA14
6RT

**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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Larger than average two double bedroom flat with its own balcony and private garden presented in excellent decorative condition featuring a modern fitted kitchen and modern bathroom suite.

Ideally situated in a quiet location convenient for local shopping and transport facilities and within close proximity to Sidcup and New Eltham train stations.

This exceptionally well presented flat comprises; entrance hall, lounge/diner, kitchen, two double bedrooms and a bathroom.

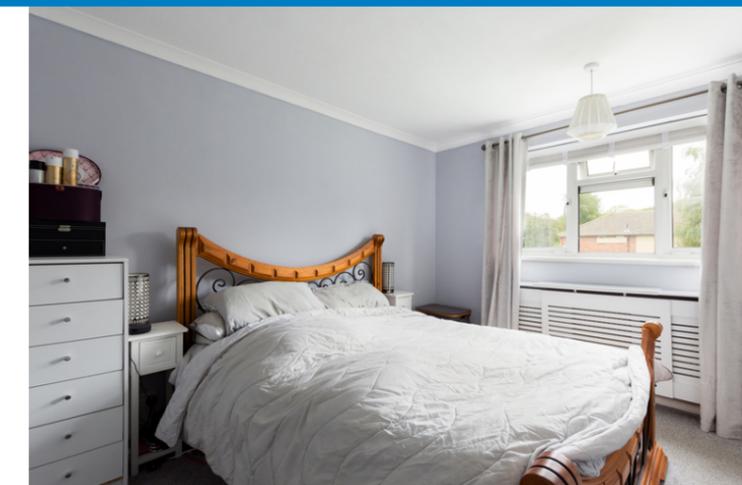
There is a private balcony that comes off the lounge/diner and outside there is a private garden to the rear plus an outdoor pram/Bike shed.

Lease - 103 years unexpired as of 22nd October 2023.

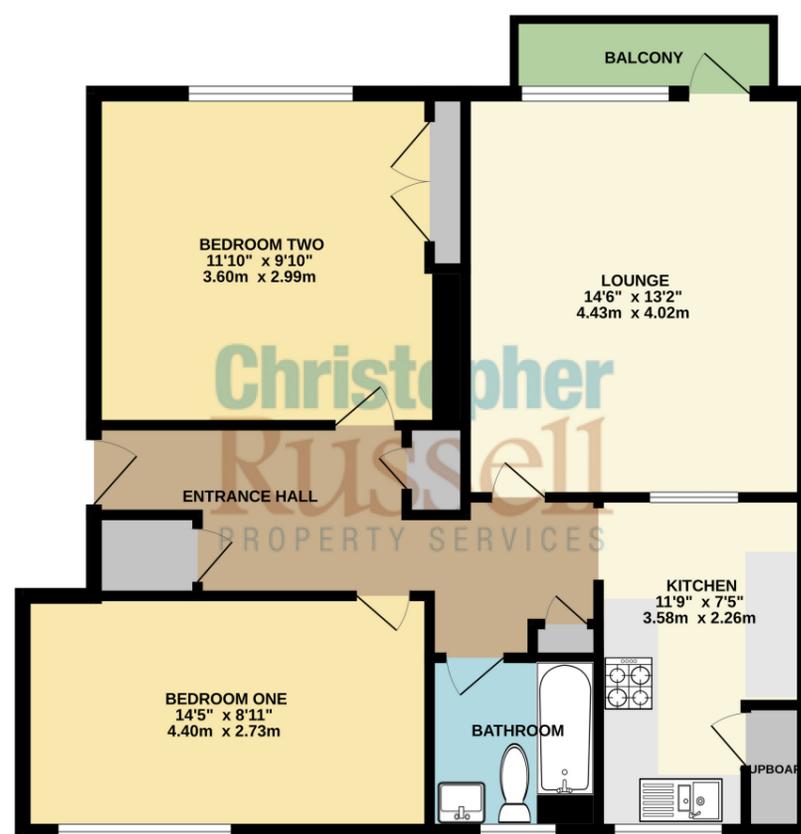
Service Charge - £1,200 per annum.

Ground Rent - £10 per annum.

Council Tax Band C.



FIRST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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	77	81
(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			