

£220,000

Gwillim Close, Sidcup, Kent, DA15 9NQ

Christopher  
Russell  
PROPERTY SERVICES



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Christopher Russell Property Services

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Two double bedroom first floor purpose-built maisonette offered with no onward chain.

Situated in a small cul de sac the property is ideally situated for local shopping and transport facilities.

Accommodation comprises; own front door, stairs leading to landing, lounge/diner, kitchen, two double bedrooms and a shower room.

Outside there is a garage situated en-bloc

Option to purchase

Option A

The property is being offered with a new lease on completion and the guide pride is set at £240,000 to £250,000

Option B

The current lease is 72 years unexpired and will not be extended on completion. This option is available to cash buyers only.

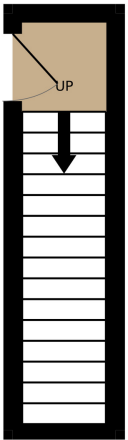
Ground Rent: £120.00 per annum.

Council Tax Band C.



GROUND FLOOR  
43 sq.ft. (4.0 sq.m.) approx.

1ST FLOOR  
607 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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+)	68	75
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		