



Guide Price £250,000

**Davenport Road, Sidcup, Kent, DA14
4PW**

**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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Guide Price £250,000 to £275,000.

Ground floor one double bedroom purpose built maisonette situated within a few minutes walk to Albany Park train station.

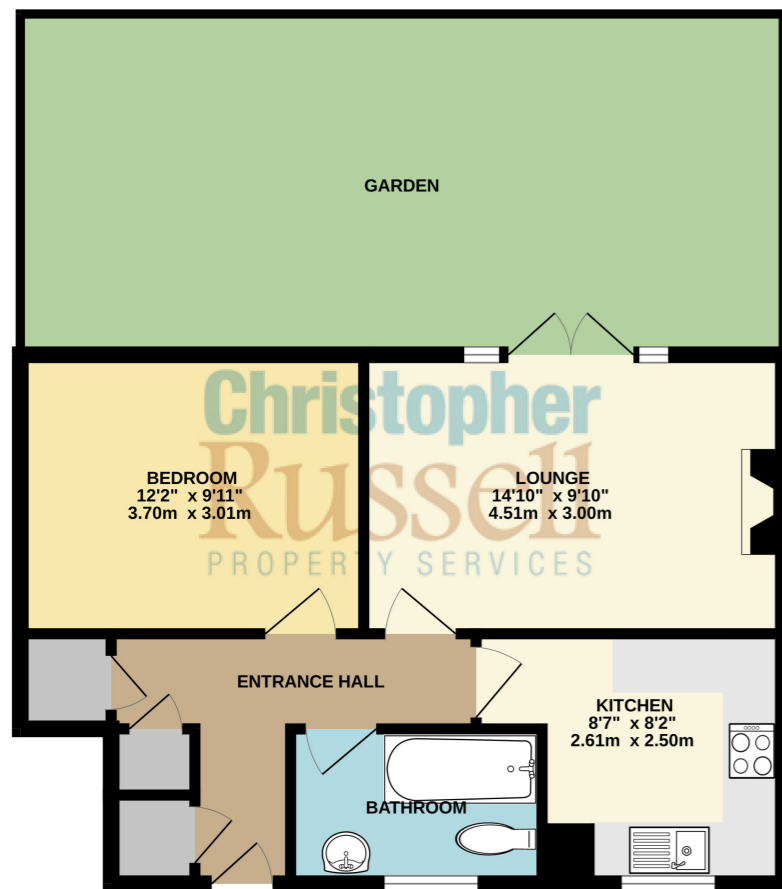
With access to its own rear garden the property has been partly refurbished to feature a recently installed kitchen redecoration and new floor coverings.

This ideal first time purchase, buy to let investment or someone looking to downsize to a smaller property on the ground floor with its own garden should be viewed to be appreciated.

Council Tax Band B.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

TOTAL FLOOR AREA: 479 sq.ft. (44.5 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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