



£180,000
**Glenrose Court, Sidcup Hill, Sidcup,
Kent, DA14 6HG**



Ground floor one double bedroom retirement flat with direct access onto a private part of the communal garden.

Recently refurbished and offered with no onward chain the property also features a lease of 153 unexpired years.

Situated in a prime sought after development a short walk to Sidcup High Street with its excellent shopping facilities and also local transport facilities.

Features include a new fitted kitchen with integrated washing machine, oven and hob and fridge/freezer, newly installed shower room with large walk in shower enclosure, new floor coverings and newly decorated throughout. The property has emergency pull cords to every room, UPVC double glazed windows and electric heating.

There is a nice communal lounge, overnight guest suite that is available subject to pre booking and fee.

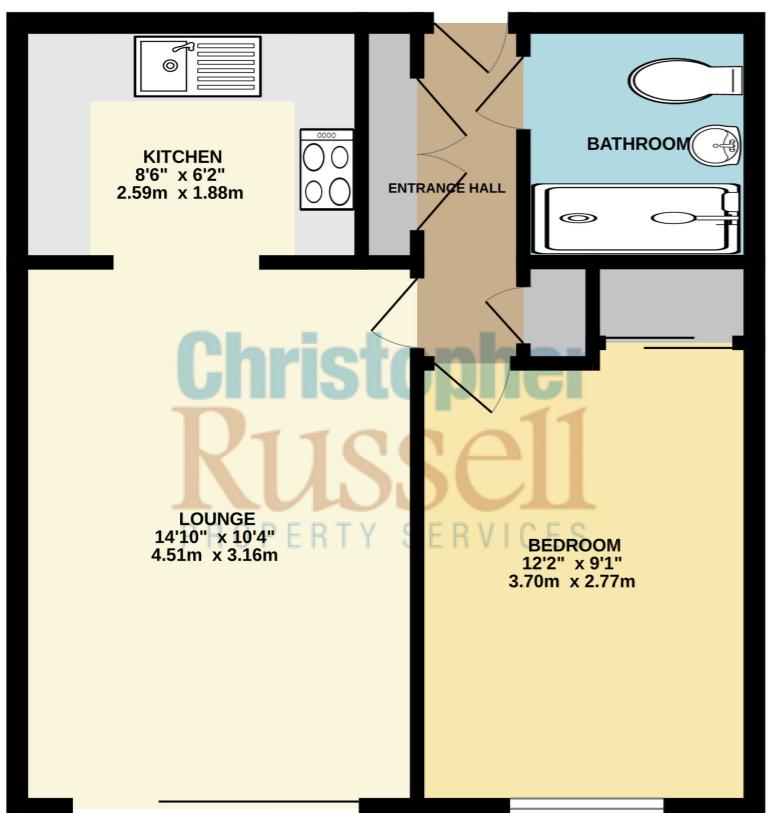
Outside are well maintained communal gardens and parking.

SERVICE CHARGE £186.01 INCLUDING GROUND RENT AND BUILDING INSURANCE

Council Tax Band C.



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 428 sq.ft. (39.7 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. 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			