

£230,000

Hatherley Road, Sidcup, Kent, DA14
4AS

**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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A spacious one bedroom flat perfectly situated within a short walk to Sidcup train station and High Street.

This ideal first time or buy to let purchase is presented in good decorative condition and comprises, spacious lounge/diner with a balcony that overlooks the rear communal gardens, modern fitted kitchen, double bedroom and a modern shower room.

The property features gas central heating and double glazing.

Outside there are well maintained communal gardens with un-designated parking and a garage en-bloc.

Council Tax Band C.

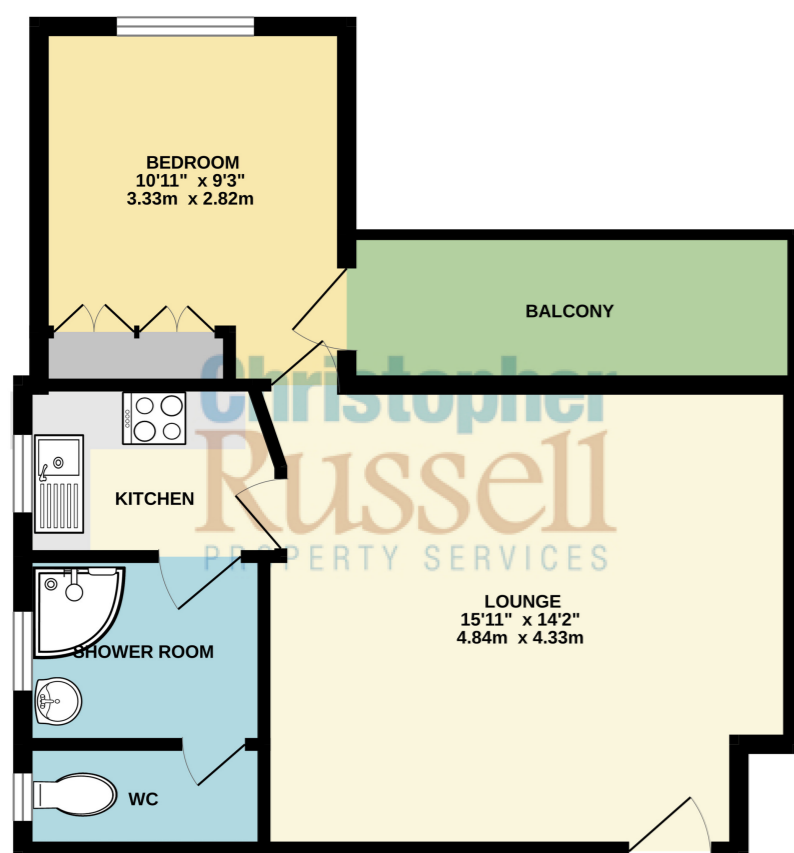
Lease - 83 years.

Service Charge - £1,859 per annum.

Ground Rent - £200 per annum.



FIRST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.9 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	75	78
(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	