

£229,995

Bowes Close, Sidcup, Kent, DA15 9HH

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Extremely well presented two bedroom first floor flat situated in this popular retirement development for the over 60's.

Having been subject to a considerable amount of improvements in the last few years this impressive flat has also had the lease extended and now has over 120 year's unexpired.

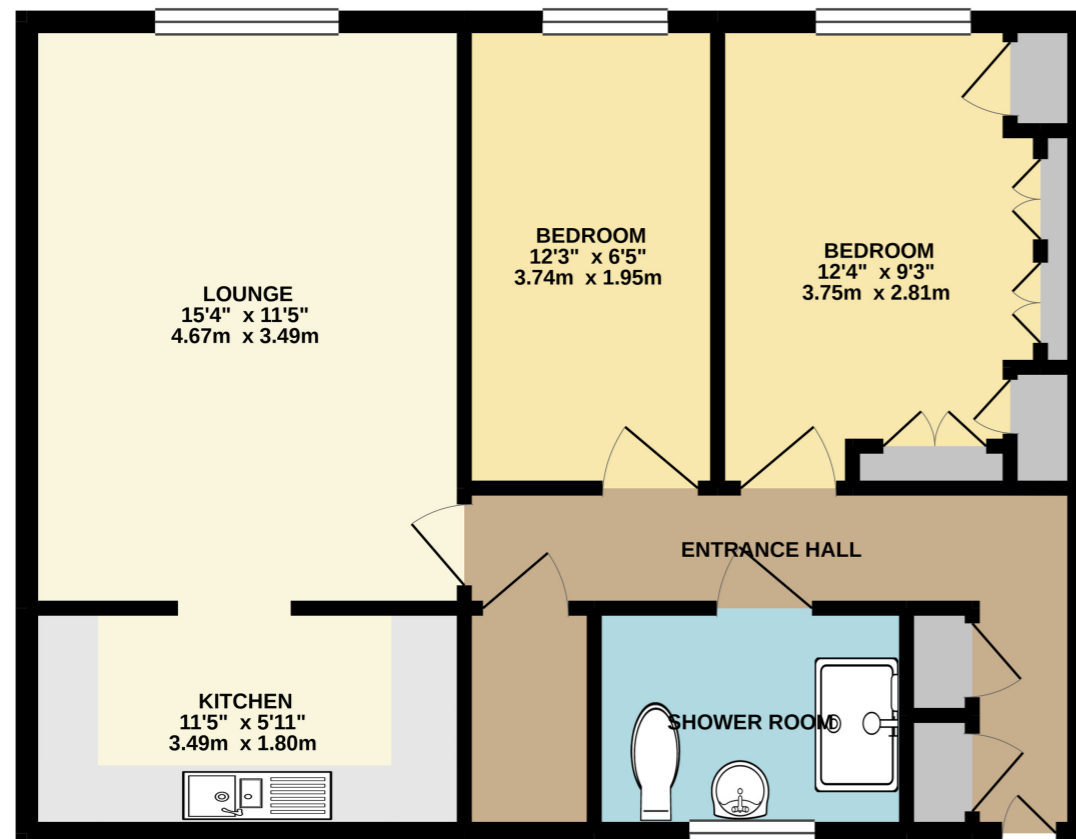
Features include, modern refitted kitchen, modern shower room, fitted wardrobes to the main bedroom, new floor coverings and the whole property has been completely redecorated.

There is a communal laundry room and well maintained rear gardens.

The property is ideally situated within a short walk to The Oval Shopping Parade and Blackfen High Street as well as in easy reach of local transport facilities.



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	73
(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	