



**Guide Price £325,000**  
**Main Road, Sidcup, Kent, DA14 6NZ**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £325,000

A two double bedroom purpose built ground floor maisonette with direct access to own private rear garden.

This beautiful spacious property features a very long lease and has been modernised to a very high standard.

The property is situated in a very convenient location that is a short walk to Sidcup High Street and Train Station but also has very good access to local transport that services New Eltham Train Station that is in Zone 4.

Accommodation comprises, own front door to hallway, lounge/diner, kitchen, two double bedrooms and a bathroom.

Finished to a very high standard the property features, modern fitted kitchen with a range of integrated appliances, modern bathroom suite, gas central heating and double glazing. To the rear there is a secluded and private garden with direct access from the property.

Council Tax Band C.

Lease - 931 Years Unexpired.

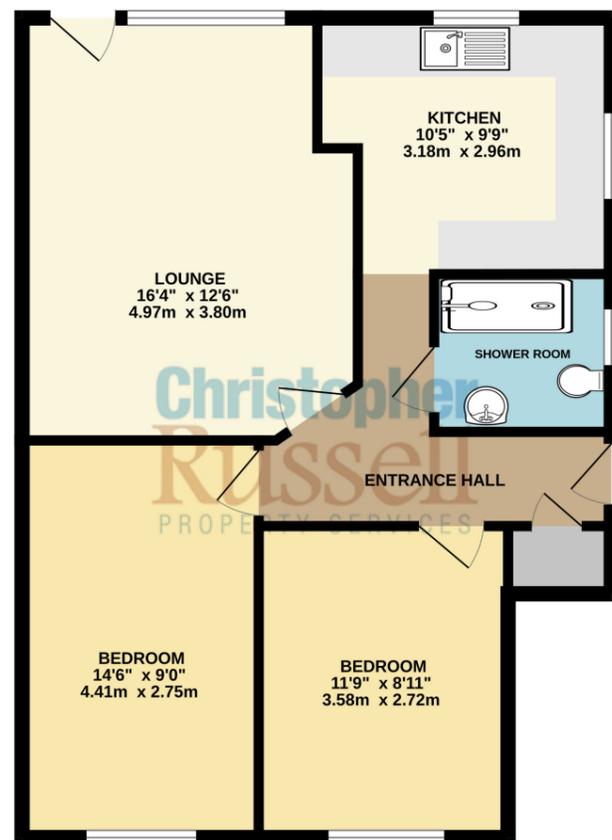
No Service Charges.

Ground Rent - £10.00 per annum paid in two instalments..

Buildings and Contents Insurance - £250 per annum.



GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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. 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 is given 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			