

Guide Price £250,000

**Vinson Court, Hurst Road, Sidcup, Kent,
DA15 9AB**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £250,000 to £275,000

Spacious two bedroom top floor flat situated within a few minutes walk to Sidcup train station and Marks and Spencers food hall.

Offered with no onward chain and a share of the freehold interest, this flat is ideal for a first time buyer or a buy to let investor as both Bird College and Rose Bruford colleges are very close by.

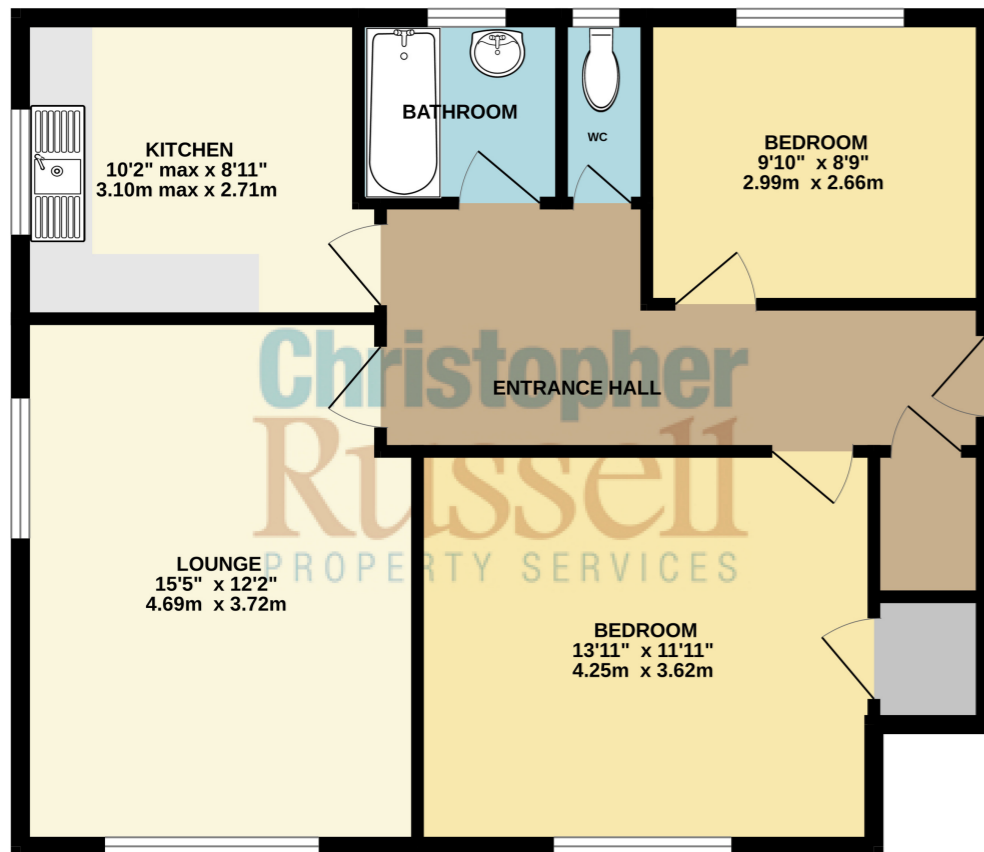
The property does need modernisation and redecoration, however offers the potential for someone to put their own stamp on the property and appreciate the value.

Accommodation comprises; hallway, lounge, kitchen, two double bedrooms and bathroom.

There are well maintained communal gardens, parking space and a garage en bloc to the rear.



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			