



**Guide Price £725,000**  
**Redwood Close, Sidcup, Kent, DA15**  
**8WP**

**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 beautifully presented unique and rarely available modernised and remodelled three bedroom ground floor apartment situated in a Private part of The Hollies Development.

The apartment has been subject to a considerable amount of improvements and finished to a very high standard.

The versatile accommodation comprises; entrance hall, family room with direct access onto the rear garden, separate reception room that could be another bedroom, two additional double bedrooms, second bedroom benefiting from fitted wardrobes, en suite shower room to the main bedroom and a separate feature family bathroom. There is a fully fitted and part integrated kitchen and a separate utility room again that provides access to the rear garden.

Features a 'Nolte' fitted kitchen, remodelled and re fitted bathroom suite, newly installed en suite, oak flooring laid to the principal rooms, double glazing, fitted wardrobes to two bedrooms, window shutters where fitted, gas central heating and security alarm system.

The private garden features a garden room/office with light and power, underfloor heating and sound proofing/insulation. There is a large patio and artificial grassed area with a nice variety of established planting. There is a side area that has a garden shed.

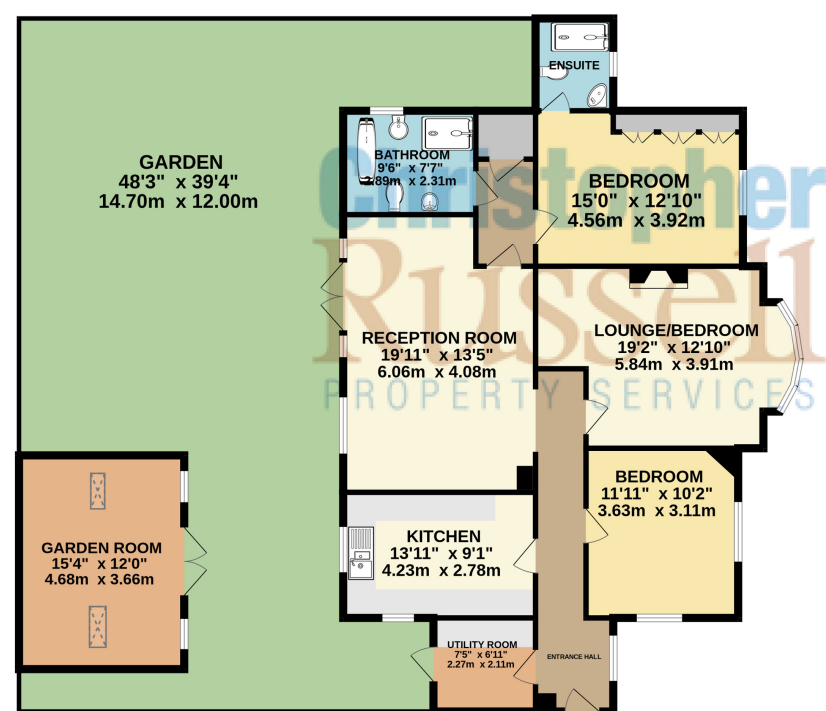
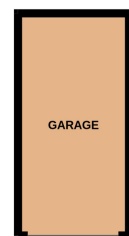
The apartment has a garage and parking in front.

Membership to The Hollies Countryside Leisure Club, with tennis courts, swimming pool, jacuzzi, well equipped gym, snooker and pool table is available for an annual fee of £1000.

Service Charge - £255.00 per month plus The Hollies gym charges.

Share of Freehold

GROUND FLOOR  
1530 sq.ft. (142.2 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.2 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 | 71                      | 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 |           |