



Guide Price £300,000

**Hillcross Court 4 Cross Road, Sidcup,
Kent, DA14 4FL**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

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Guide Price £300,000 to £310,000.

A modern one-bedroom ground floor apartment offering direct access to its own private patio and a dedicated parking space with an EV charging point.

Offered with no onward chain, this apartment is part of a development just three years old, so all fixtures and fittings are in excellent condition.

The accommodation comprises a spacious open-plan lounge, dining area, and kitchen, along with a good-sized bedroom with fitted wardrobes and a contemporary bathroom suite.

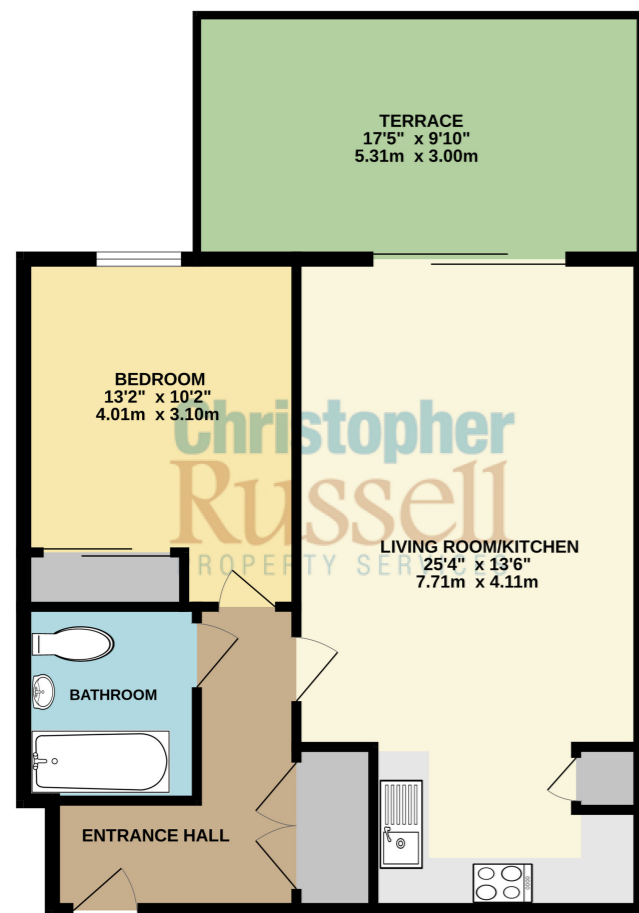
The L-shaped hallway includes a large cupboard currently fitted with a desk and chair, creating a convenient work-from-home space.

Additional benefits include reasonable service charges of approximately £1,300 per annum and access to a communal roof terrace with lift access, providing a pleasant outdoor space for residents.

Note- the EV charger is a pay as you use service.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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