

Guide Price From £195,000

Kirkland Close, Sidcup, Kent, DA15 8TP

**Christopher
Russell**
PROPERTY SERVICES



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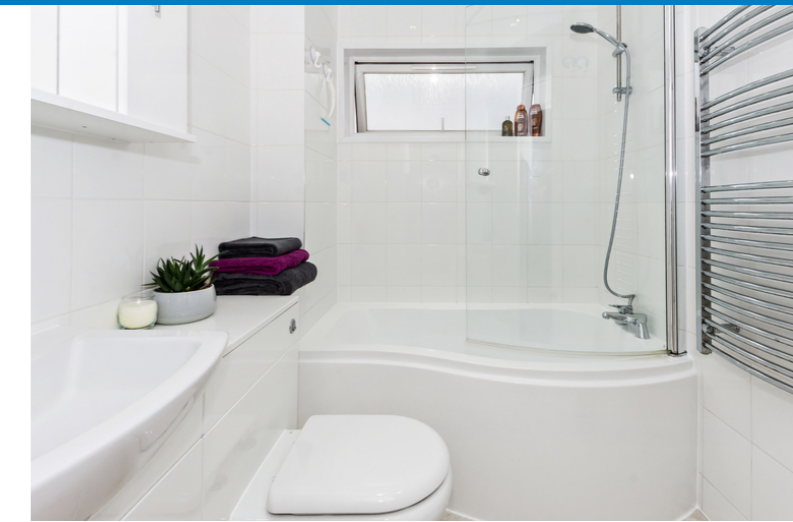
Christopher Russell Property Services

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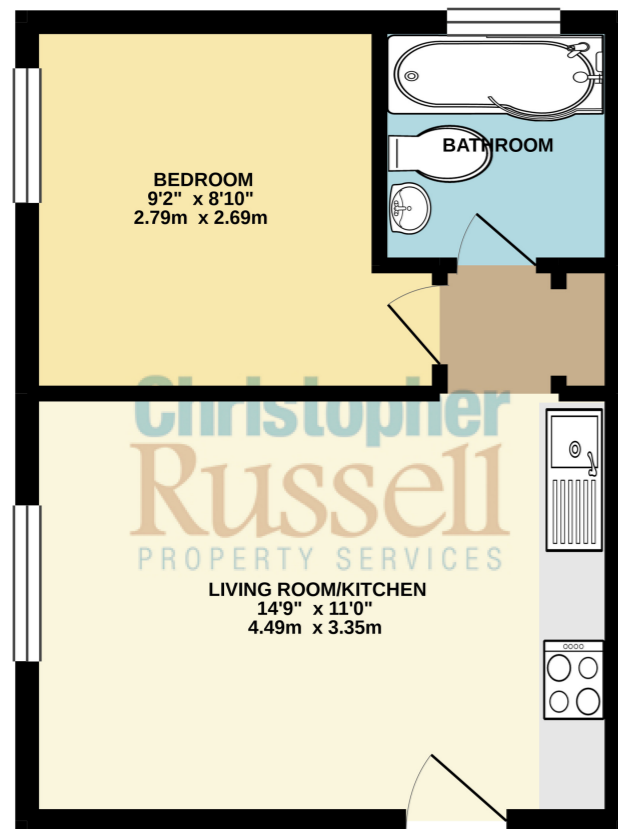
Guide Price From £195,000 to £205,000.

One bedroom first floor flat presented in excellent decorative condition situated in a quiet cul de sac ideal for either New Eltham or Falconwood Train Stations. Positioned at the rear of the development, this property features a modern fitted kitchen open planned to the lounge and a modern bathroom suite.

This ideal first-time purchase or excellent buy to let investment features a lease in excess of 950 years, low service charges and two designated parking spaces.



GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 291 sq.ft. (27.0 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		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	