



£260,000

Chelsiter Court, 168 Main Road,
SIDCUP, Kent, DA14 6PL

**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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This larger-than-average first-floor one-bedroom flat is ideally situated less than a mile from Sidcup train station and just a short walk from Sidcup High Street, offering both convenience and comfort in a sought-after area.

Set within a popular and well-maintained development, the property combines spacious, versatile accommodation with the benefit of a share of the freehold and a lease of over 900 years.

Presented in excellent decorative condition, the accommodation comprises: entrance hall with a unique open-plan study area, lounge/diner, modern fitted kitchen, double bedroom with built-in wardrobe and a contemporary bathroom suite. In addition, there is a large external storage room located next to the flat, complete with power, ideal as a home office, hobby space, or for general storage.

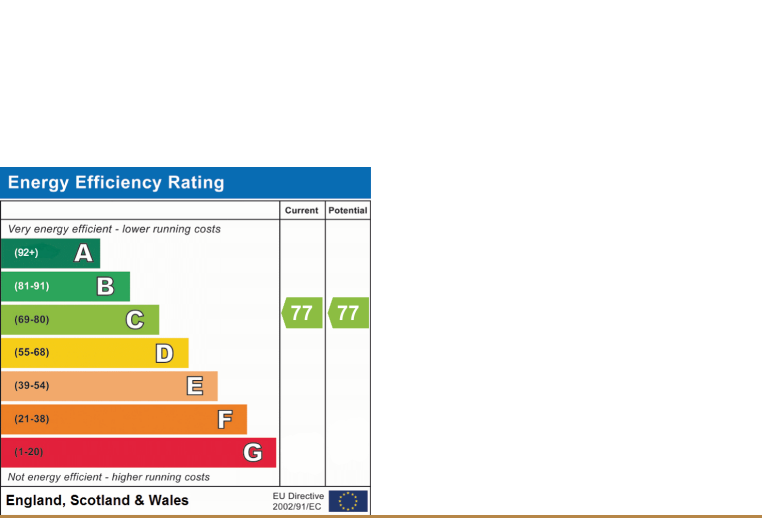
Further features include; gas central heating, double glazing, well kept communal gardens, allocated parking space plus visitor parking.

Lease: The property has a Share of Freehold interest and a lease that is approximately 900 years.

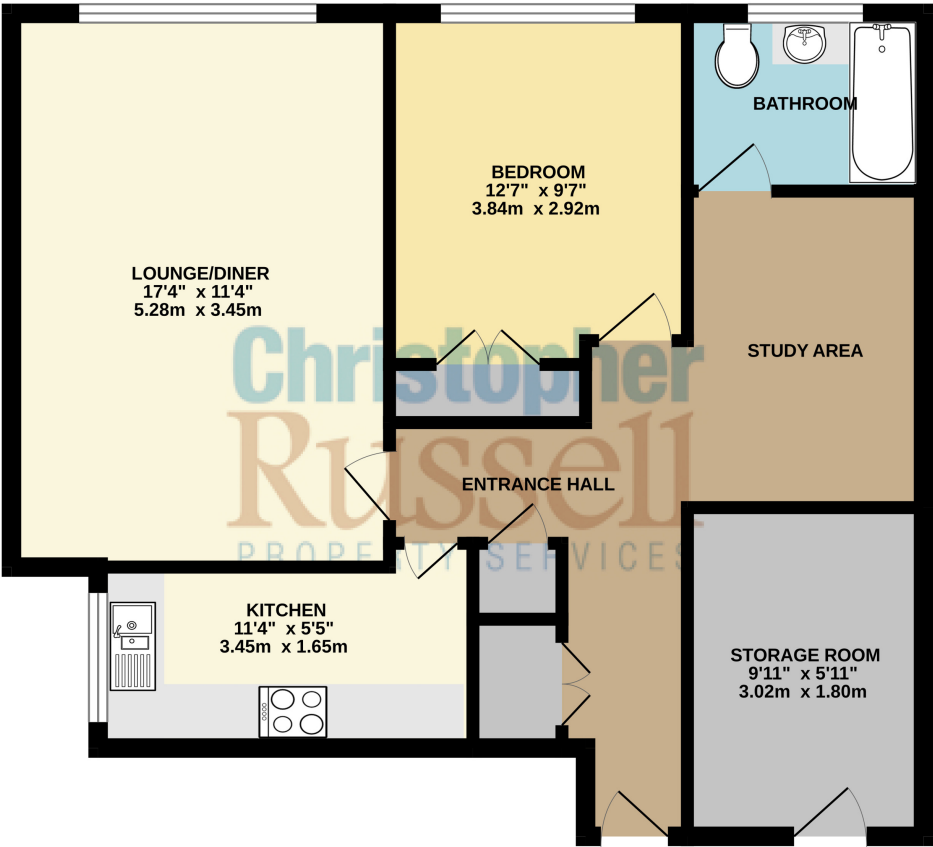
Service Charge: £363.00 per quarter. To be confirmed.

Council Tax Band C.

Agents Notes: Due to a restriction in the lease, the flats in this development can not be rented out.



FIRST FLOOR



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	77	77
(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		