

£280,000

The Park, Sidcup, Kent, DA14 6DD

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Larger than average two double bedroom flat situated in a very popular location, a short walk to Sidcup High Street and Train Station.

Offered for sale with a share of the freehold interest, this ideal first time or buy to let purchase is offered with no onward chain.

The accommodation comprises; hallway, spacious lounge/diner, two double bedrooms, kitchen and bathroom.

Outside are well maintained communal gardens, visitors parking and a detached garage.

Being sold with Share of Freehold.

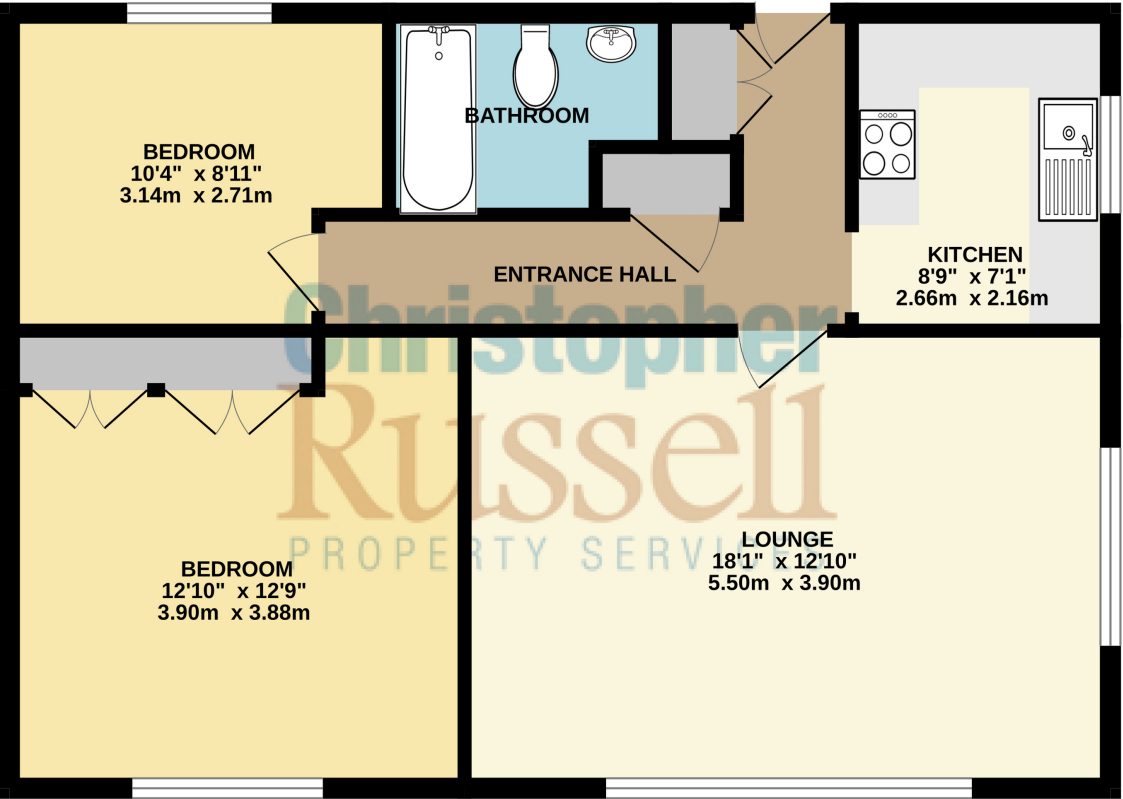
Lease: 999 years from 31/7/1981 (so 956 years remaining)

Service charge: £1600 per annum to including buildings insurance, ground rent and gardening and window cleaning of communal areas.

Council Tax Band C.



SECOND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 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+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		