

**Guide Price £240,000**

**Cornel House, Longlands Road, Sidcup,  
Kent, DA15 7LX**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £240,000 to £250,000.

One double bedroom ground floor flat situated within a very short walk of Sidcup train station and Marks And Spencers Food Hall.

Presented in very good decorative condition, this ideal first time purchase features a very long lease that extends in excess of 900 unexpired years, allocated parking space, modern fitted kitchen, modern bathroom suite, double glazing, electric heating and built in wardrobes to the main bedroom.

The property has well maintained communal grounds and an outside secure store area ideal for a bicycle.

There is an allocated parking space and two visitor parking permits.

Lease: Approximately 989 years remaining.

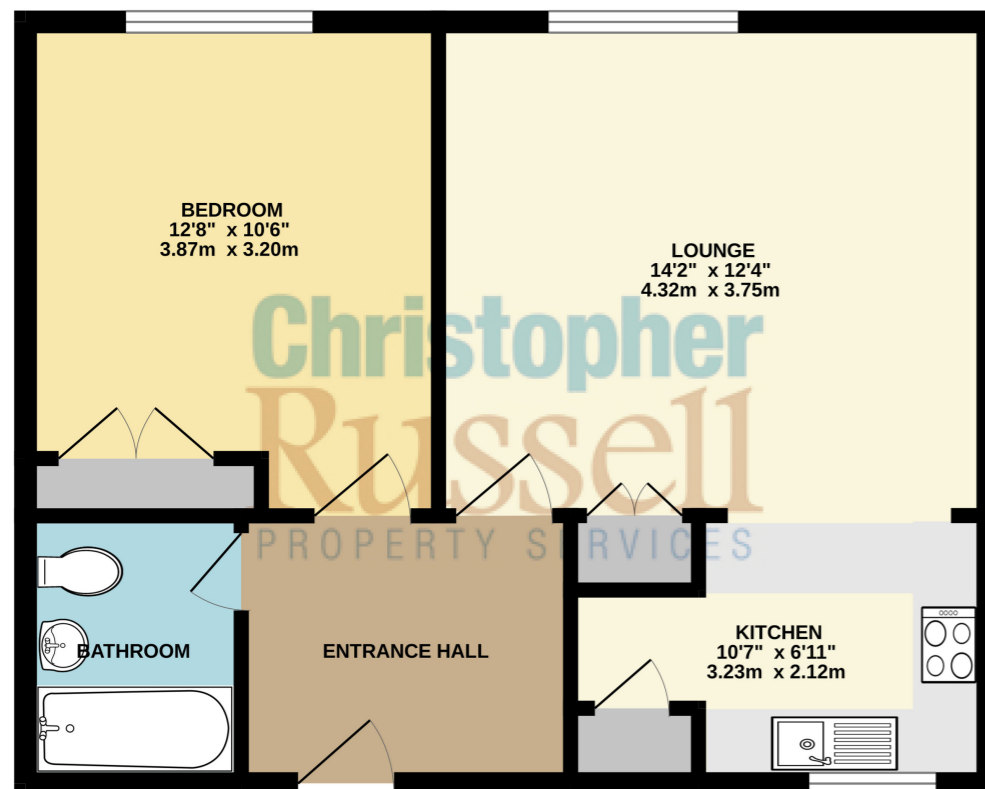
Service charge: £2220 per annum (includes buildings insurance, gardening, cleaning and window cleaning every four months)

Ground rent: included in service charge.

Council Tax: Band B £1676.14 per annum.



GROUND FLOOR  
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (45.9 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			