



Guide Price £355,000
**Darlinghurst Court, Chatswood Mews,
Sidcup, DA14 6FB**

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price From £355,000 to £365,000

Luxury two double bedroom top floor apartment with own South West facing balcony featuring views of open parkland.

Situated in a great location for Sidcup High Street and train station, positioned in a cul de sac at the end of the no through road.

Built in 2015 Darlington comprises of only eight apartments offering exclusivity.

This beautifully presented building comprises secure entrance lobby with video entryphone system and stairs and a lift to all floors.

The entrance hall to the apartment has good storage facilities and the door leads off to an open planned dual aspect lounge/diner with beautifully integrated kitchen, and doors leading to a private balcony overlooking a peaceful parkland area.

One of the two double bedrooms has an en suite shower room and there is a separate bathroom suite.

Features include underfloor heating throughout, private balcony, video entryphone system, residents lift to all floors.

Outside there is gated parking.

Lease: 114 years left of a 125 year lease.

Service Charge: £2,800 per annum.

Ground Rent: £520 per annum.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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	82	82
(69-80)	C		
(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	