

£250,000

Killigarth Court, Carlton Road, Sidcup,  
Kent, DA14 6TT

**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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One bedroom ground floor flat within walking distance to Sidcup High Street and Sidcup Train Station. With direct access onto the front communal gardens the property does require finishing off cosmetically and is ideal for first time buyers and buy-to-let investors.

The property is being offered as end of chain.

There is a garage en bloc as well as visitors bays to the rear of the development.

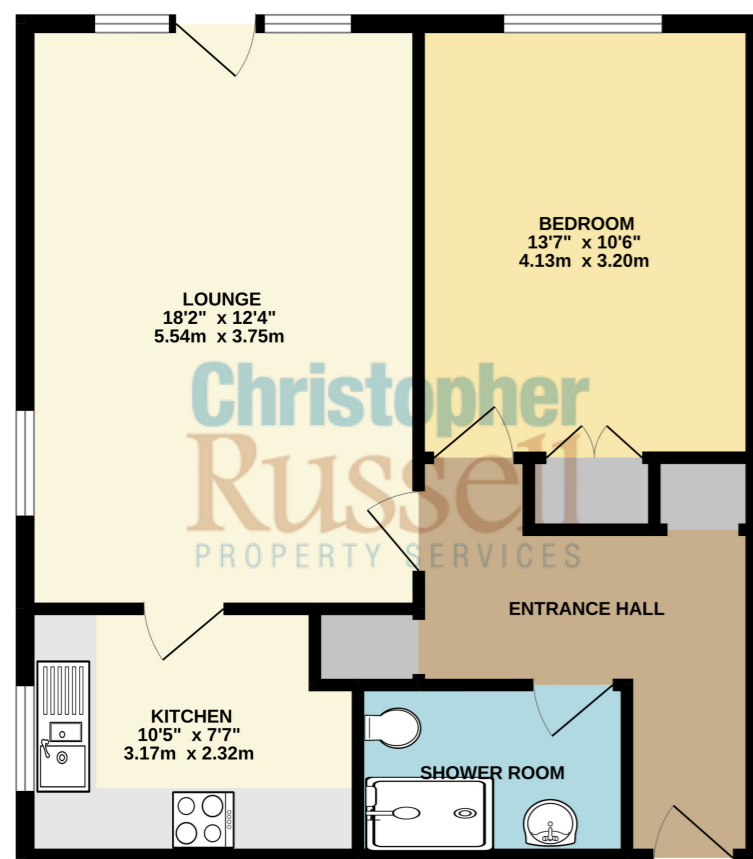
The vendor has advised us that the lease currently has 57 years remaining but will be sold with a new lease on completion.

The current service charge is £366 per quarter. There might be a different ground rent when a new lease is granted but is to be confirmed. It is worth seeking advice from your solicitor on this.

Council Tax Band C.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(55-68)	<b>D</b>		
(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	