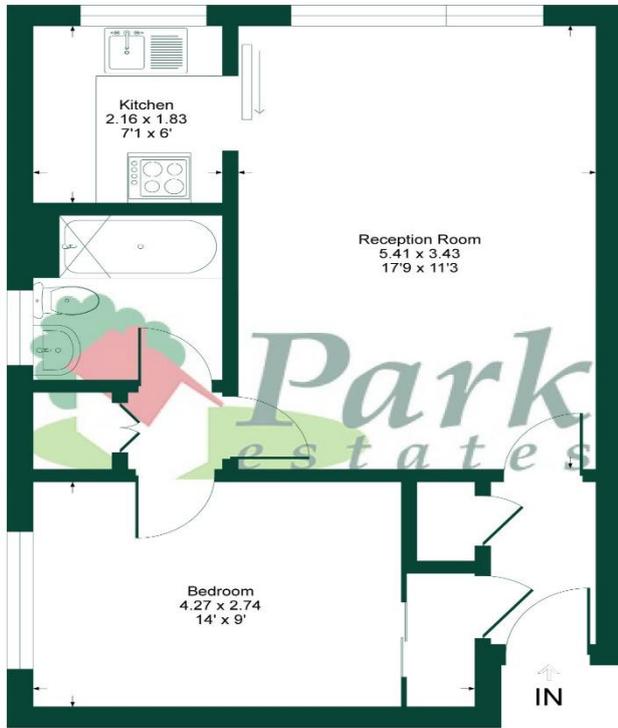




## **Templemore, Sidcup Hill, Sidcup, Kent, DA14 6JA**

**Guide Price £200,000-£215,000**

**Park Estates are delighted to offer this chain free 1 bedroom top floor flat situated conveniently for Sidcup High Street. Although some updating is required the flat would be an ideal first time or buy to let investment buy. The accommodation comprises of a lounge with very nice views over communal gardens, kitchen, double bedroom and a bathroom. In addition there is a main door intercom, gas central heating, double glazing, garage located to the rear and the benefit of a 113 year unexpired lease. Early viewing would be very highly recommended.**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced by Planpix.

**First Floor**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Lease**

Unexpired lease of 113 years.

**Service Charge**

£2,132 per annum.

**Ground Rent**

Peppercorn.

**Council Tax**

Band C.



