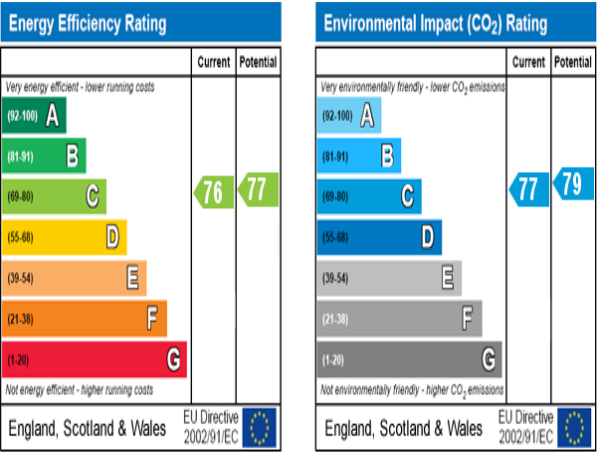




**Prospect Court , Foots Cray High Street, Sidcup, Kent,**  
**DA14 5HN**  
**Guide Price £249,995**

**Park Estates are delighted to offer onto the market this newly converted two double bedroom ground floor apartment, set within a gated development. This spacious property would, in our opinion, make an ideal first time buy or investment purchase, with accommodation comprising of entrance hall, luxury shower room, two bedrooms, large reception room, and a newly fitted kitchen with integral appliances. Benefits to note include a new long lease, one allocated parking space accessed via electronic gates, double glazing, gas central heating, no forward chain, as well as being conveniently situated for local amenities including shops and bus routes. Viewing is highly recommended.**



\*\*\*\*\*

Ref: BX1111746

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.



**Entrance Hall**

Carpet. Radiator. Spotlights.

**Reception / Kitchen**

**22' 10" x 20' 10" (6.95m x 6.35m)** Carpet. Spotlights. Two double glazed windows to front. Two radiators. Wall mounted entry phone. Built in cupboard.

**Kitchen**

Opens into reception. Electric fan oven. Electric hob. Fridge freezer. Dishwasher. Washer / dryer. Laminate flooring. Inset double sink with mixer taps. Extractor fan. Wall and base units with wooden work surfaces.

**Bedroom 1**

**12' 8" x 10' 6" (3.86m x 3.20m)** Double glazed window to rear. Carpet. Radiator. Spotlights.



**Bedroom 2**

**12' 8" x 9' 10" (3.86m x 2.99m)** Double glazed window to front and side. Spotlights. Carpet. Radiator.

**Shower Room**

Tiled flooring. Shower cubicle. Low level wc. Inset sink and vanity unit. Tiled splashback. Radiator. Spotlights. Extractor fan.

**Parking**

One allocated parking space.

**Ground Rent**

£250 per annum.

**Maintenance Charge**

£900 per annum.

**Lease**

125 years from 2015. 118 years remaining.

