



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Ballard Court, Hatherley Road, Sidcup, Kent, DA14 4AX
Guide Price Range £250,000 - £270,000

We are delighted to offer this spacious one bedroom first floor flat, which has recently been completely re-furbished to a very high standard throughout. Situated in a very sought after location, close to all amenities, the property also benefits from a long lease, share of freehold and low service charges.

Ref: BX11111460

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

Solid wood front door. 'Karndean' laminate flooring. Entry phone. Electric heater.

Lounge / Kitchen

16' 2" x 14' 10" (4.92m x 4.52m) Two double glazed windows to front. Electric heater. 'Karndean' laminate flooring. Fitted with base and wall units with large peninsula island unit. Stainless steel sink unit. Built in oven and hob with extractor hood above. Tiled to work surfaces. Integral fridge freezer. Built in slimline washing machine. Low voltage downlighters.

Bedroom 1

16' 2" x 9' 11" (4.92m x 3.02m) Double glazed windows to rear and side. 'Karndean' laminate flooring. Radiator. Electric heater.



Shower Room

Double shower cubicle. Vanity wash hand basin. Low flush wc. 'Karndean' laminate flooring. Fully tiled walls. Electric towel radiator. Double glazed window to side.

Garage

En bloc.

Share of freehold

999 years remaining.

Service Charge

£1000 per annum. No ground rent.

