



# VILLAGE ESTATES

• EST. 1993 •

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**TWO BEDROOM GROUND FLOOR  
FLAT**

**EXCELLENT LOCATION FOR HIGH  
STREET**

**OFFERED WITH NO CHAIN**

**GARAGE EN BLOC**

**DOOR ONTO COMMUNAL GARDENS**

**SHARE OF FREEHOLD**



**3 Julian Court 12 Granville Road  
Sidcup, DA14 4DP**

**£300,000**

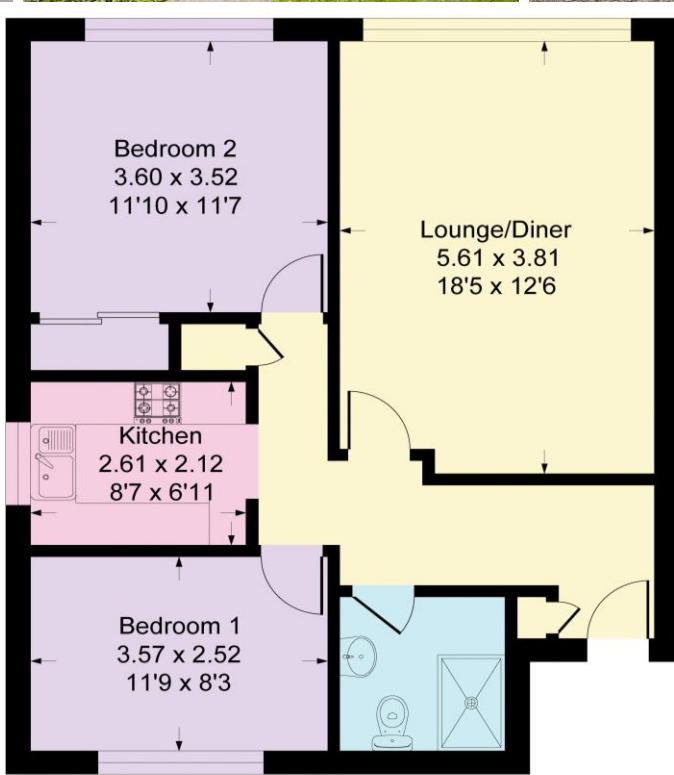
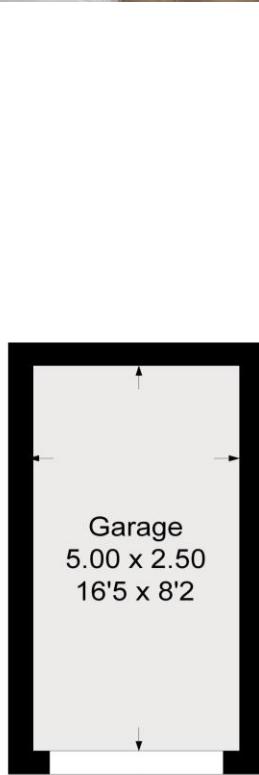
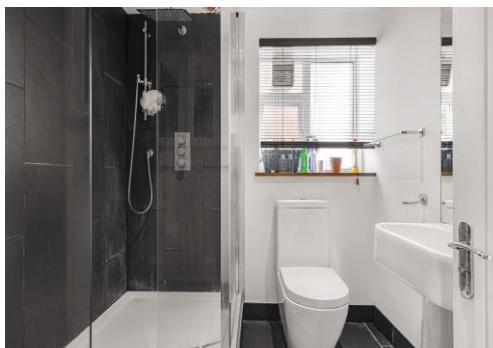
**Conveniently located for both SIDCUP HIGH STREET and MAINLINE STATION is this larger than average TWO BEDROOM GROUND FLOOR FLAT, offered with a SHARE OF FREEHOLD, GARAGE EN BLOC and DOOR ONTO COMMUNAL GARDEN your early viewing is recommended to avoid disappointment.**

**EPC RATING: C**

**TENURE: Share of Freehold**

**COUNCIL TAX BAND: C**

**LEASE TERM: 999 Years from 29 September 1971**



**Garage**

**Ground Floor**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.