



VILLAGE ESTATES

• EST.1993 •



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CHAIN FREE

**SIDCUP HIGH STREET - 2
MINUTE WALK**

GARAGE

TOP FLOOR FLAT (2ND FLOOR)

TWO DOUBLE BEDROOMS

**0.8 MILE - SIDCUP MAINLINE
STATION**



23 Holmbury Manor
Sidcup, DA14 6DF

Guide Price £300,000-£325,000

Offered for sale **CHAIN FREE**, a two-bedroom **TOP FLOOR FLAT** within a small development known as 'Holmbury Manor' established in 1972 with **FANTASTIC VIEWS** of Sidcup Place. Enjoying one of the best positions within the building, front facing with the added benefit of a **BALCONY**.

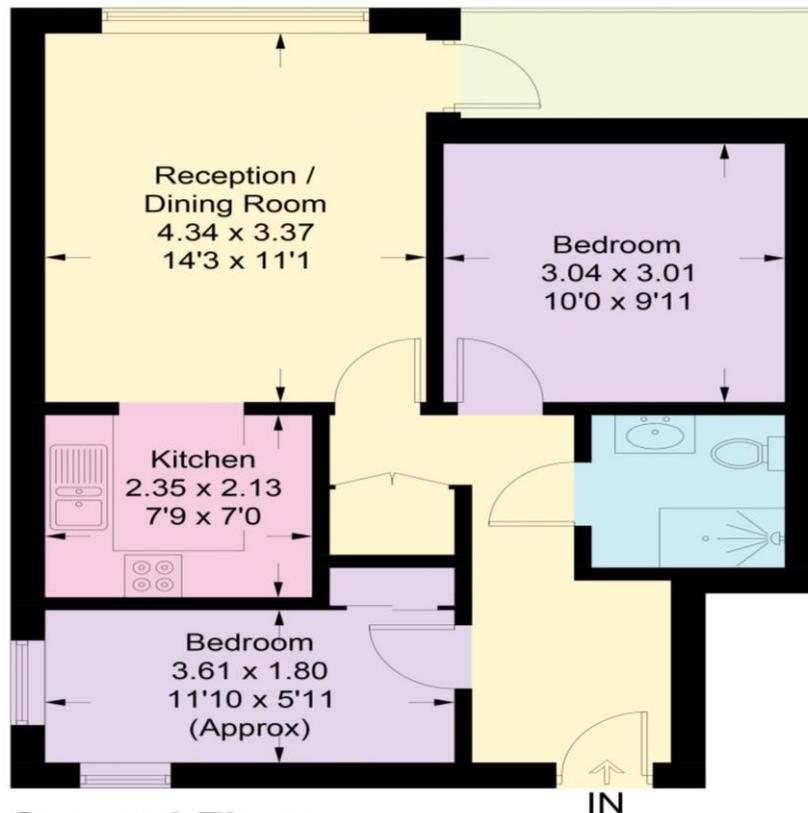
An ideal purchase for any buyer either looking to get on the ladder or possibly a buy to let investment. Conveniently this property comes with a **GARAGE**, accessed from the rear of the building via Grassington Road. This property benefits from a lease of over 130 years and a very reasonable ground rent cost.

EPC RATING: D

COUNCIL TAX BAND: B

TENURE: Leasehold

LEASE TERM: 137 years



Second 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.