



VILLAGE ESTATES

• EST.1993 •



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120 Year Lease

Large Balcony

Allocated Parking Space

Private Entrance/Stairwell

0.3 Mile - Sidcup Mainline Station

Prestigious Building



3 Old School Court
Clarence Crescent, DA14 4DF

Guide Price £425,000-£450,000

'Old School Court' built in 1882 has undergone many transformations over the years and now this splendid building housing a limited selection of quality two-bedroom two-bathroom apartments.

Having been previously modernised to a high specification and sympathetically converted to

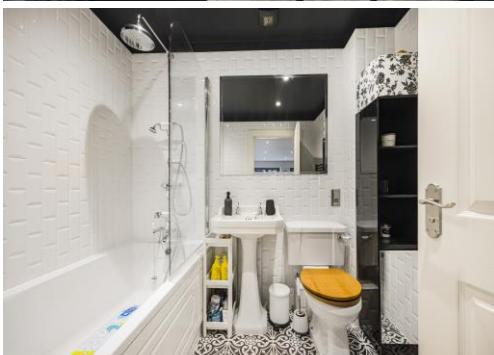
make the most of the many period features, this spacious first floor apartment offers accommodation on a scale not often seen in Sidcup. This first floor flats benefits from a balcony, allocated parking, Heritage bathroom suites, fully integrated kitchen and a 120-year lease. An internal viewing is a must.

EPC RATING: B

TENURE: Leasehold

COUNCIL TAX BAND: C

LEASE TERM: Not Applicable

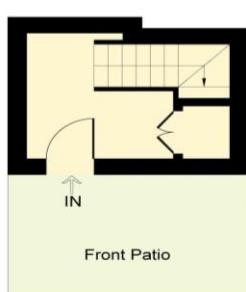


Approximate Gross Internal Area

Ground Floor = 7.1 sq m / 77 sq ft

First Floor = 81.8 sq m / 881 sq ft

Total = 89.0 sq m / 958 sq ft



Ground Floor



First 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.