



VILLAGE ESTATES

• EST.1993 •



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**TWO BEDROOM GROUND
FLOOR FLAT**

OFFERED WITH NO CHAIN

134 YEAR LEASE

GARAGE EN-BLOC

**CENTRAL SIDCUP LOCATION
CLOSE TO HIGH STREET**

**IN NEED OF SOME COSMETIC
UPDATING**



Flat 2 St Helens
26 Lansdown Road
Sidcup, DA14 4EL

£275,000

Conveniently located for both SIDCUP HIGH STREET and MAINLINE STATION is this TWO BEDROOM GROUND FLOOR FLAT, offered with a LONG 134 YEAR LEASE, GARAGE EN BLOC and NO FORWARD CHAIN your early viewing is recommended to avoid disappointment.

EPC RATING: D

COUNCIL TAX BAND: C

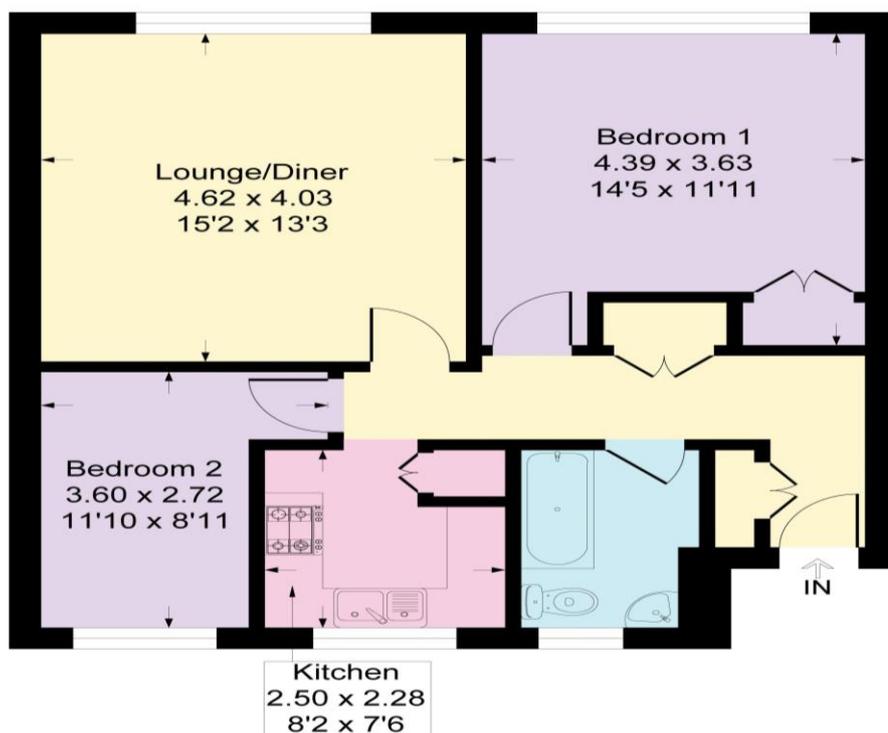
TENURE: Leasehold

LEASE TERM: 144 Years from 01/01/2015



St Helens, DA14

Approximate Gross Internal Area = 63.3 sq m / 682 sq ft



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.