



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



RECENTLY RENEWED BATHROOM

MODERN DECOR THROUGHOUT

FANTASTIC SIZE LOUNGE / DINER

933 YEAR LEASE

GARAGE EN BLOC

GARDEN AREAS TO FRONT AND REAR



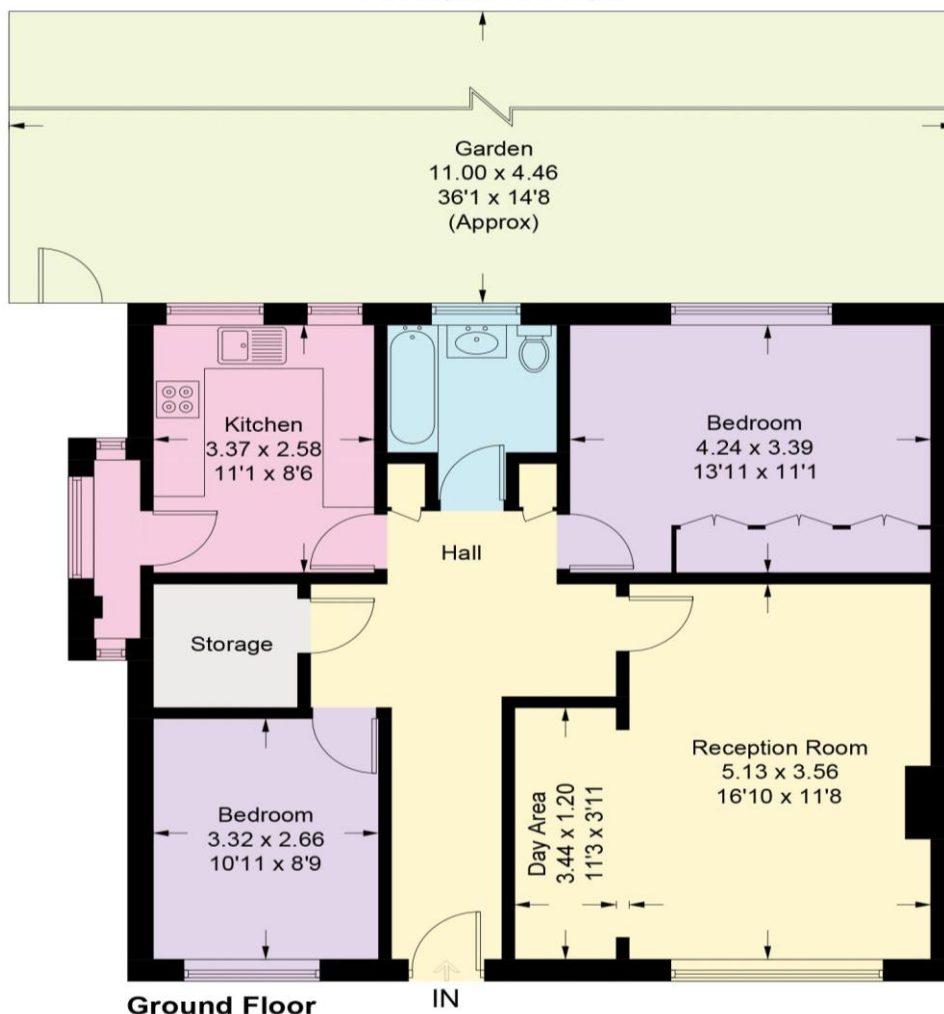
26 Sidcup Hill Gardens
Sidcup, DA14 6JP

Guide Price £300,000-£325,000

Sidcup Hill Gardens is a private development of 1950s built LARGE TWO BEDROOM maisonettes, enjoying a view of the communal garden to the front aspect. Benefiting from a LEASE TERM of 933 YEARS left remaining and both reasonably lost cost ground rent and service charges fees. We feel this would make an excellent purchase for a FIRST TIME BUYER, someone downsizing or even retiring with all modernised accommodation on the ground level.



Approximate Gross Internal Area
81.4 sq m / 876 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.