

# VILLAGE ESTATES

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**CHAIN FREE**

**CLOSE TO BUS ROUTES**

**BENEFIT OF NEW EXTENDED LEASE**

**GARAGE**

**SPACIOUS AND BRIGHT FLAT**

**OPEN PLAN LIVING ACCOMMODATION**



**3 Ivor House**  
**Rectory Lane**  
Sidcup, DA14 5BX

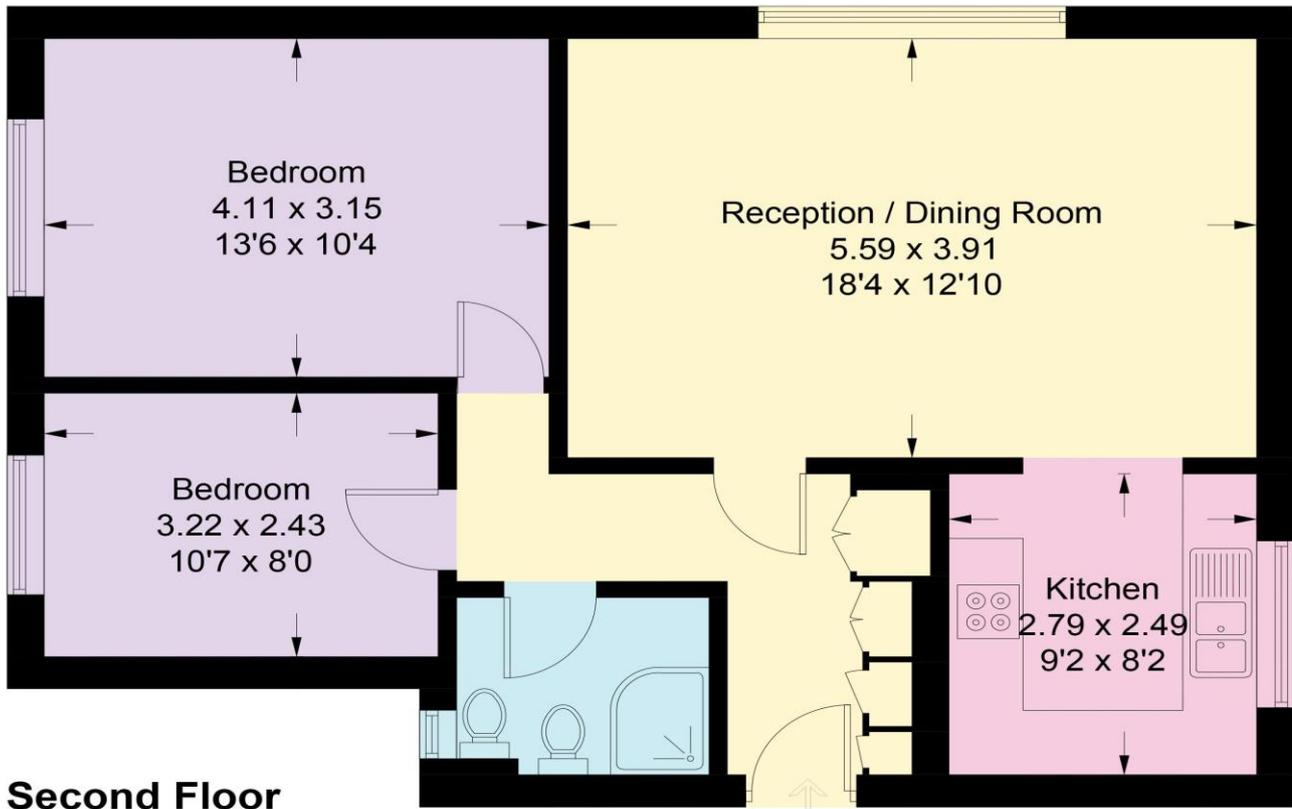
**Guide Price £250,000-£260,000**

**OFFERED CHAIN FREE\*** Spacious and bright two double bedroom second/top floor flat located near to Footscray Meadows and within easy reach of local bus routes servicing Sidcup and St Marys Cray mainline train stations. The current owner is in the process of extending the lease meaning any new buyer will benefit from a lease term of 99 years or more. This particular building currently operates a very reasonable service charge cost in comparison to other flats in the local area.



**Rectory Lane, DA14**

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



**CURRENT ENERGY EFFICIENCY RATING 'C'**

**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.