

VILLAGE ESTATES

93 Main Road, Sidcup, Kent DA14 6ND Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



PARKING SPACE

0.4 MILES > ALBANY PARK TRAIN STATION

GROUND RENT LESS THAN £10 A YEAR

PRIVATE REAR GARDEN

917 YEAR LEASE

CLOSE TO PICTURESQUE MEADOWS



10a Maylands Drive
Sidcup, DA14 4RY

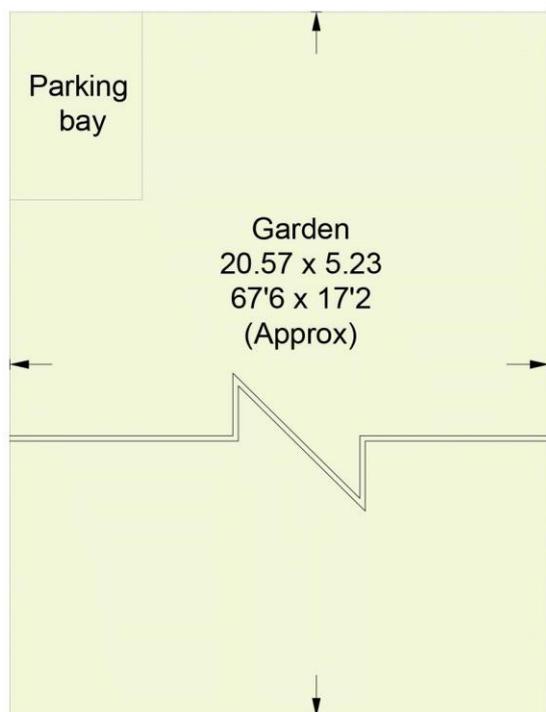
£260,000

Village Estates are pleased to present a **FIRST FLOOR** maisonette with **OFF ROAD PARKING** and a well-maintained **PRIVATE REAR GARDEN**. An ideal investment with a lease **OVER 900 YEARS** and very low associated annual costs, all within an **8 minute walk to ALBANY PARK TRAIN STATION (Zone5)**.



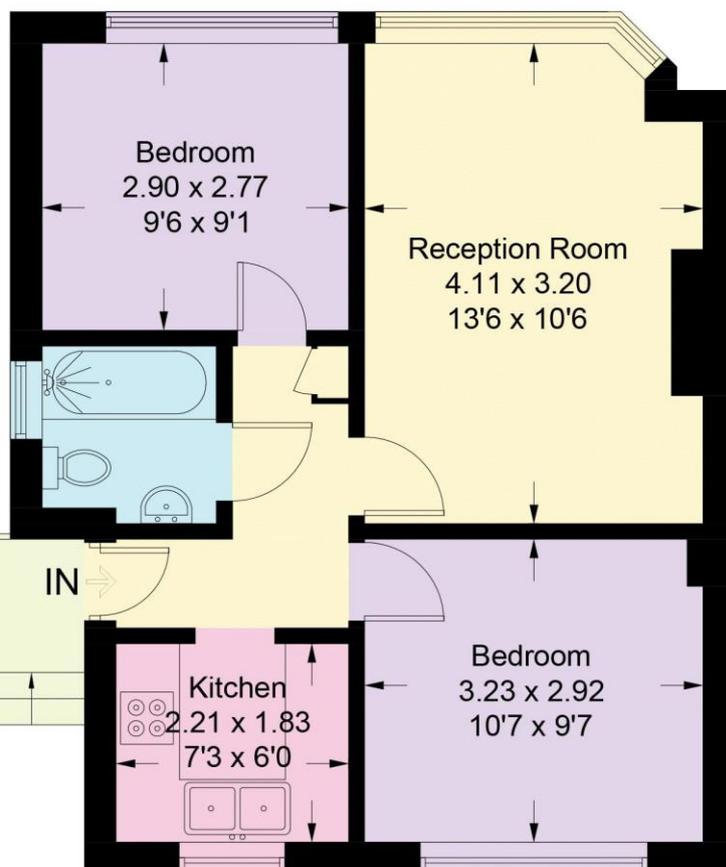
Maylands Drive, Sidcup, DA14

Approximate Gross Internal Area = 45.2 sq m / 486 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)



First Floor

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.