



# VILLAGE ESTATES

• EST.1993 •



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**CHAIN FREE**

**GARAGE TO SIDE**

**LOW GROUND RENT**

**LEASE OVER 900 YEARS**

**TWO BEDROOMS**

**CLOSE TO LOCAL AMENITIES**



**35 Appledore Crescent**  
Sidcup, DA14 6RG

**£285,000**



**Two bedroom ground floor maisonette with off road parking for 2/3 cars, garage and direct access to a private rear garden. Offered with vacant possession and no forward chain, needing complete refurbishment.**

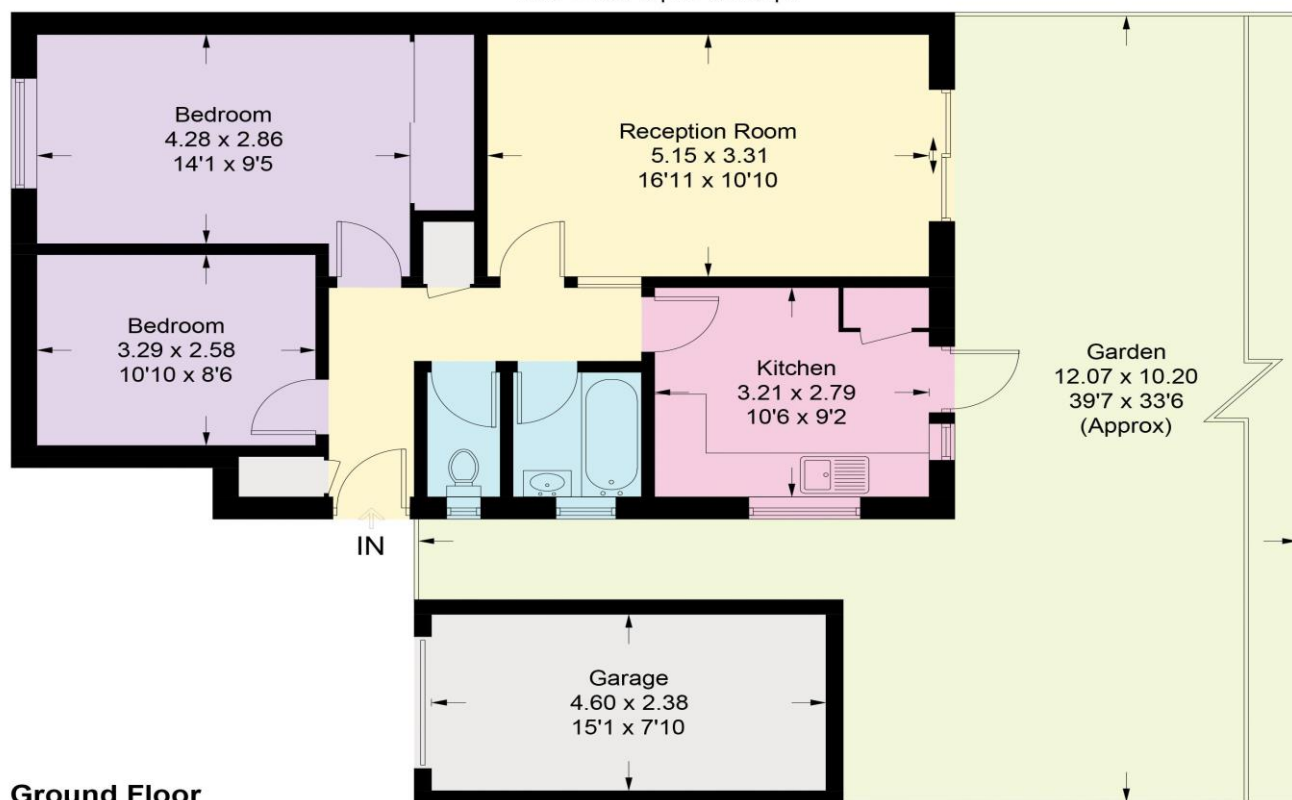


### **Appledore Crescent, Sidcup, DA14**

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft

Garage = 11 sq m / 118 sq ft

Total = 75.7 sq m / 814 sq ft



**CURRENT ENERGY EFFICIENCY RATING 'D'**

**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.