



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



TWO DOUBLE BEDROOMS

GARAGE EN BLOC

**WALKING DISTANCE TO
AMENITIES**

OFFERED WITH NO CHAIN

**PRIVATE REAR AND FRONT
GARDENS**

900+ YEAR LEASE



**221 Main Road
Sidcup, DA14 6RJ**

£300,000

Village Estates presents this **GROUND FLOOR MAISONETTE** with **TWO DOUBLE BEDROOMS** and benefitting from a lease with over 900 years remaining. Offered with **NO FORWARD CHAIN**, very **LOW ANNUAL CHARGES**, your own **GARAGE EN BLOC**, direct access to your **PRIVATE REAR GARDEN** and **FRONT GARDEN** your early viewing is recommended.

EPC RATING: C

COUNCIL TAX BAND: C

TENURE: Leasehold

LEASE TERM: 999 YEARS FROM 25/12/1961



Approximate Gross Internal Area = 61 sq m / 654 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.