

VILLAGE ESTATES

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TWO DOUBLE BEDROOMS

PRIVATE SIDE GARDEN

GARAGE EN BLOC

FANTASTIC SIZE MODERN KITCHEN

940 YEAR LEASE

POPULAR RESIDENTIAL LOCATION



1 Lyminge Close
SIDCUP, DA146RE

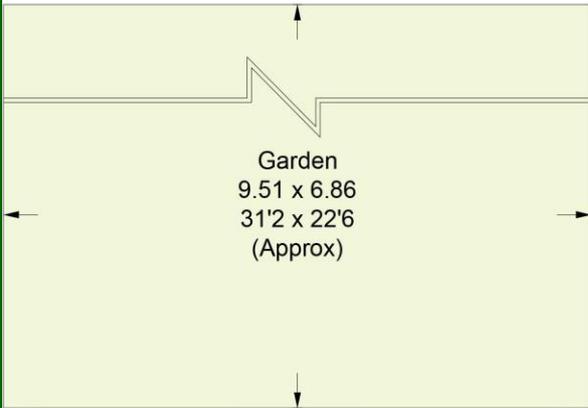
Guide Price £300,000-£310,000

Village Estates are delighted to offer for sale a **TWO DOUBLE BEDROOM** first floor maisonette with **PRIVATE SOUTH FACING GARDEN TO SIDE**. We feel as the selling agent this would be an excellent home with the benefit of a **940 YEAR LEASE REMAINING AND GARAGE EN BLOC**. Located within **WALKING DISTANCE** of **SIDCUP HIGH STREET**, Longlands Primary School, local Parkland and still an easy reach to Sidcup Train Station.

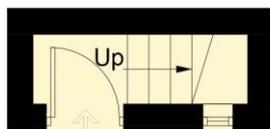


Lyminge Close, Sidcup, DA14

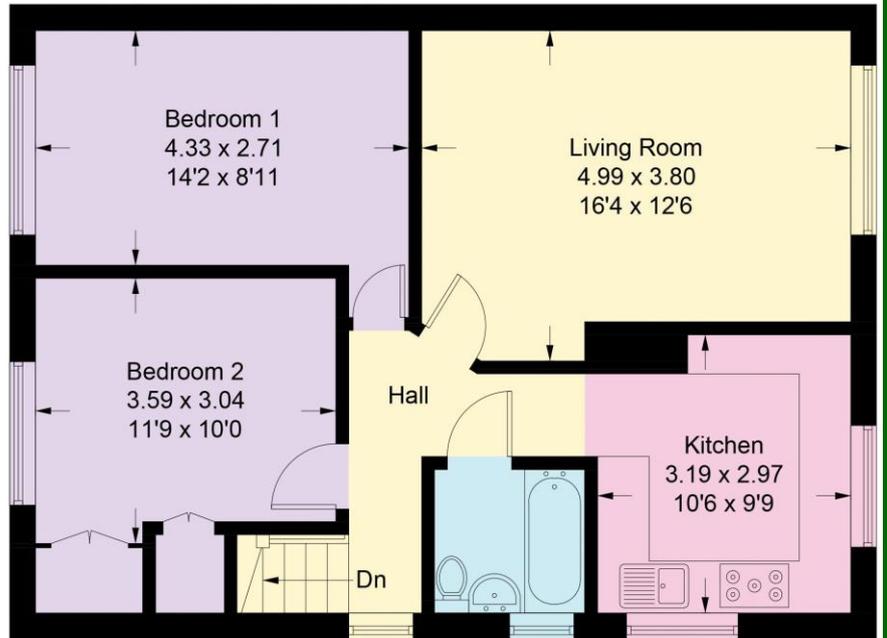
Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



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.