



VILLAGE ESTATES

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**NO FORWARD CHAIN
GUEST SUITE
MODERN SHOWER ROOM**

**UNDER FLOORING HEATING
CONTEMPORARY COMMUNAL
LOUNGE
LIFT / ELEVATOR**



**36 Kingswood Court
Sidcup Hill
Sidcup, DA14 6FH**

£290,000

Introducing a salubrious and elegantly designed one double bedroom upper floor retirement flat, situated in a modern building exclusively reserved for people aged over 55. Nestled on the fringes of the charming Sidcup high street, this flat offers unparalleled convenience, being in close proximity to all shops and buses. As you step into this stunning retirement flat, you are immediately greeted with an aura of comfort and relaxation. The interiors have been thoughtfully designed to create a peaceful ambiance, perfect for winding down after a long day.

EPC RATING: C

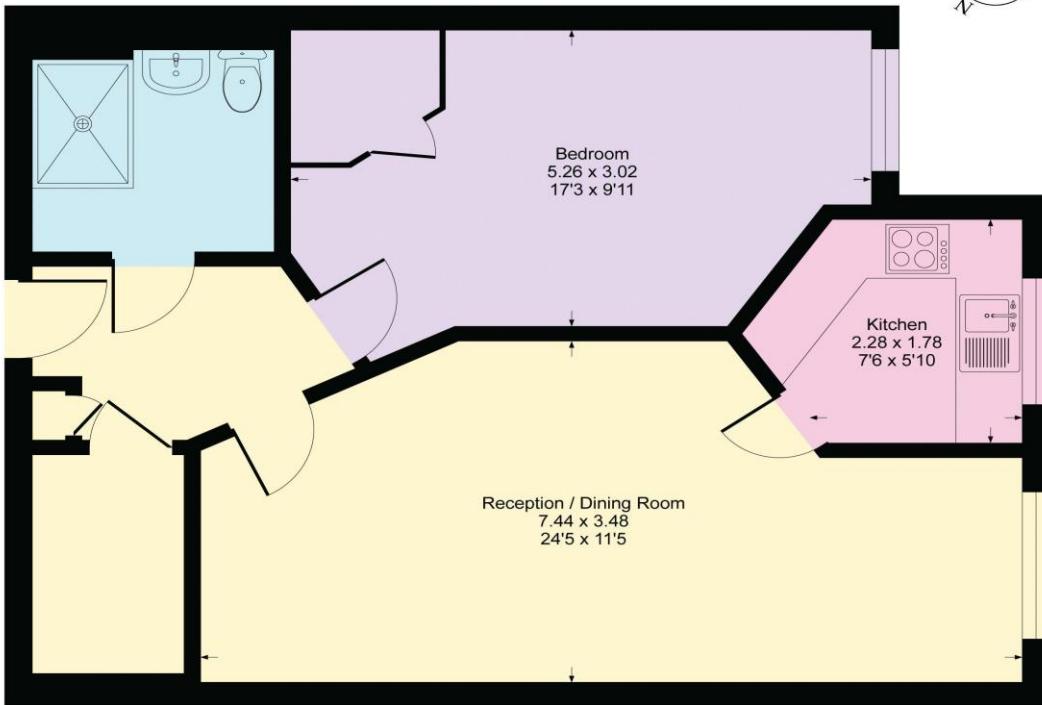
TENURE: Leasehold

COUNCIL TAX BAND: C

LEASE TERM: 999 Years from 1 June 2015



Kingswood Court, DA14
Approximate Gross Internal Area = 57 sq m / 613 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.