



# VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

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**NO ONWARD CHAIN**

**ALLOCATED PARKING**

**OPEN PLAN LIVING AREA**

**GROUND FLOOR**

**TWO BATHROOMS**

**POPULAR LOCATION**



**1 Kemnal Court**  
**285 Main Road**  
Sidcup, DA14 6QL

**Guide Price £325,000 -**  
**£350,000**

**SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT, OFFERED WITH NO ONWARD CHAIN!** Village Estates are proud to present this generously sized and well- presented two-bedroom property, based close to all local amenities. This ground floor flat offers two good sized bedrooms, with the principal bedroom benefitting from its own en-suite shower room. There is a large family bathroom, a modern fitted kitchen and a spacious open living area. The property offers its own allocated parking and excellent transport links. Call now plan to arrange your appointment.

**EPC RATING: C**

**COUNCIL TAX BAND: C**

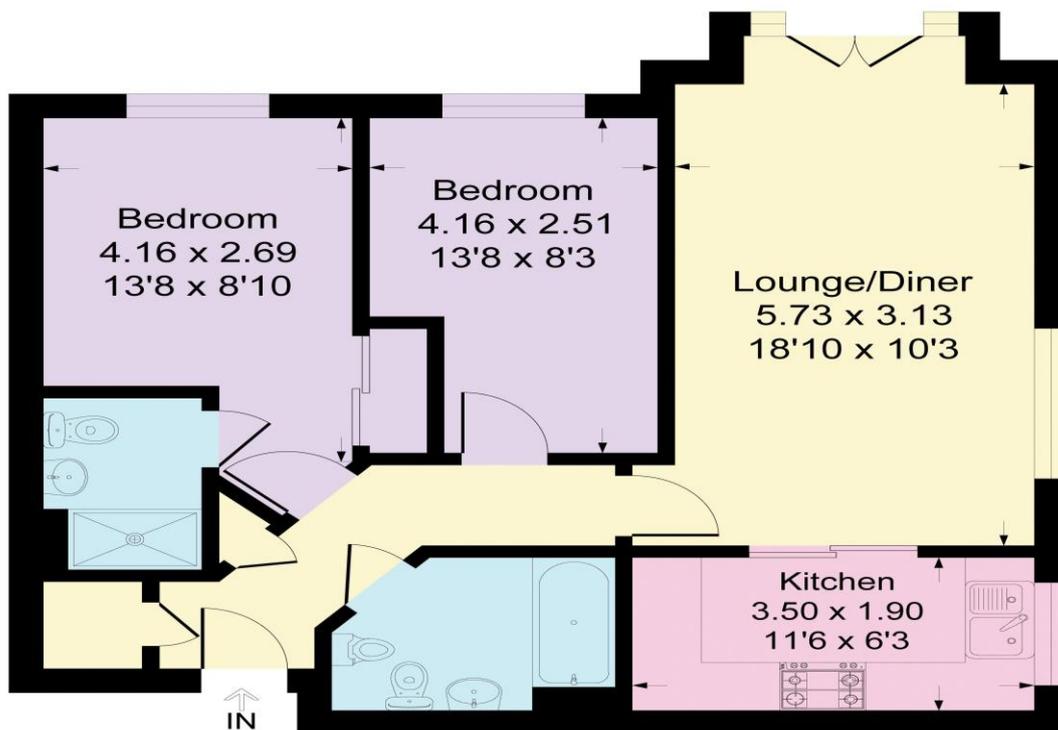
**TENURE: Leasehold**

**LEASE TERM: 125 Years from 01/01/2008**



**Kemnal Court, Main Road, DA14**

Approximate Gross Internal Area = 64.6 sq m / 696 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.