



VILLAGE ESTATES



• EST.1993 •

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**GROUND FLOOR RETIREMENT
FLAT**

**UNDER FLOOR HEATING
THROUGHOUT**

WELL-BEING SUITE

PRIVATE PATIO

BISTRO RESTAURANT

LAUNDRY ROOM



Flat 9 Sydney Court
7-13 Lansdown Road
Sidcup, DA14 4EF

£240,000

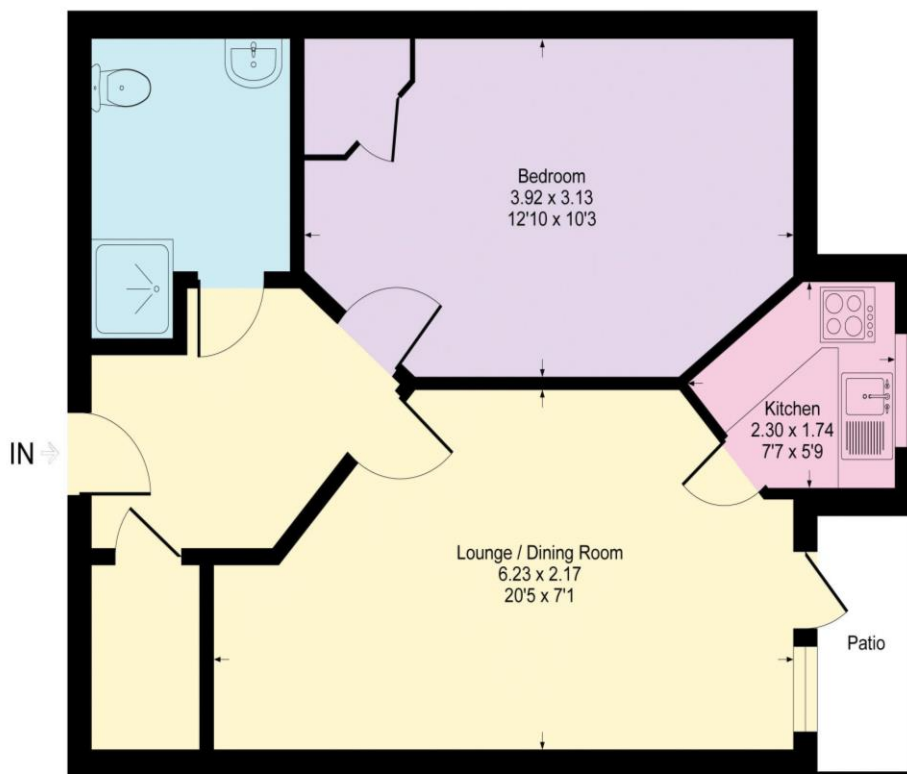
Sydney Court is a collection of modern retirement flats situated next to Waring Park in Sidcup, targeted at the over 70s with numerous amenities on site. Village Estates present a one double bedroom GROUND FLOOR apartment located at the front of the building with a PRIVATE PATIO. For those planning their retirement or looking to make life that little bit easier, Sydney Court is a fantastic modern building constructed around ease, convenience and help if needed. Please contact Brett at Village Estates for more information regarding the lease term, annual service charge and what this includes.

EPC RATING: B

COUNCIL TAX BAND: C

TENURE: Leasehold

LEASE TERM: 999 Years From 01/01/2017



Ground Floor

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.