



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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• EST.1993 •



Direct Access to Patio/Garden

0.5 Mile Sidcup Mainline Station

117 Year Lease

Garage

Waring Park

Reasonable Monthly Charges



1 Larkspur Lodge
Lansdown Road
Sidcup, DA14 4EG

Guide Price £300,000-£320,000

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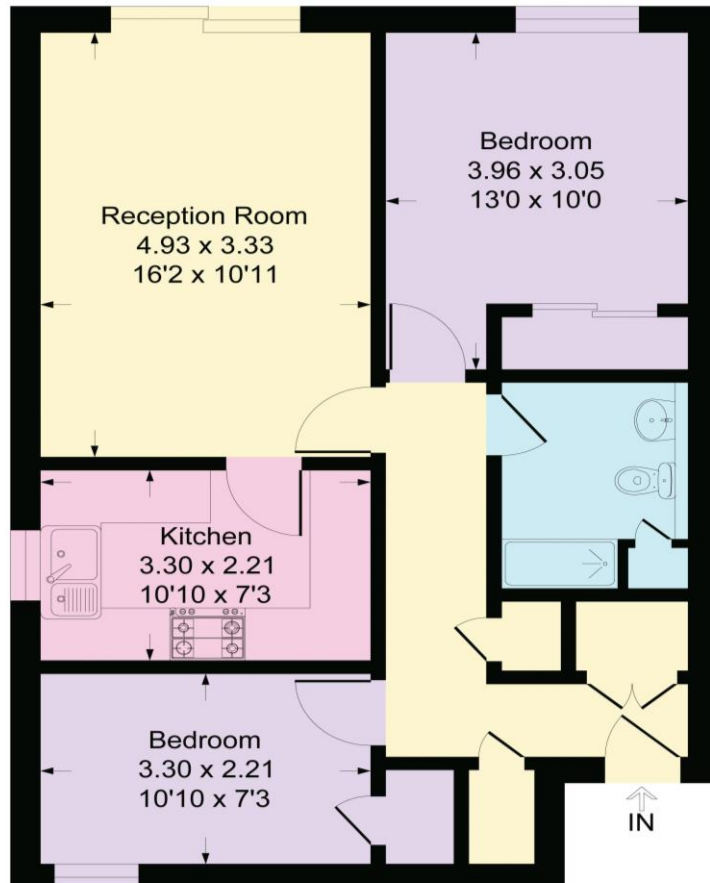
Two-bedroom ground floor flat positioned in a very peaceful and convenient location, just ten minutes walk to Sidcup mainline station and high street. This home has direct access to a patio area leading out from the main reception room, beautiful on a spring/summer's day.

EPC RATING: C

TENURE: Leasehold

COUNCIL TAX BAND: C

LEASE TERM: 117 Years



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.