



VILLAGE ESTATES



• EST.1993 •

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PRIVATE REAR GARDEN

MODERN FITTED KITCHEN

**WALKING DISTANCE TO
FOOTSCRAY MEADOWS**

PRIVATE BALCONY

NEUTRAL DECOR THROUGHOUT

108 YEAR LEASE REMAINING



45 Ellenborough Road
Sidcup, DA14 5JY

£260,000

CHAIN FREE two double bedroom top floor flat with Private Garden and Balcony, within walking distance to LOCAL SHOPS and FOOTSCRAY MEADOWS. Offered with a lease of 108years, modern kitchen and decor throughout your early viewings is recommended. Bus routes are available servicing SIDCUP HIGH STREET and local primary and secondary schools.

EPC RATING: D

COUNCIL TAX BAND: B

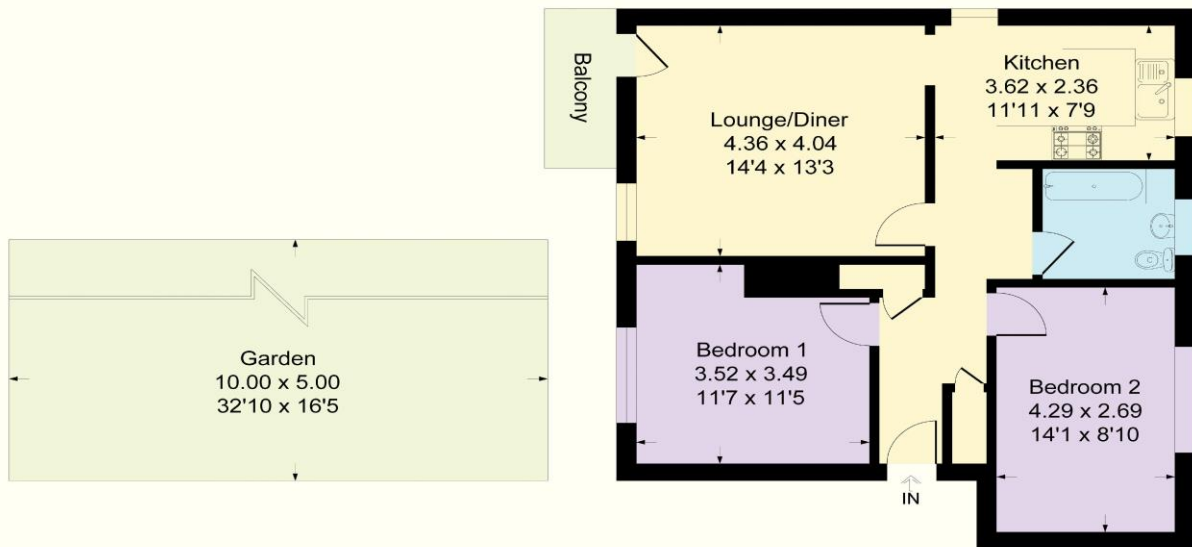
TENURE: Leasehold

LEASE TERM: 125 years from 14 May 2007



Ellenborough Road, DA14

Approximate Gross Internal Area = 65.6 sq m / 707 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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.