



# VILLAGE ESTATES



• EST.1993 •

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**GARAGE EN BLOC**

**IDEAL BUY TO LET / FIRST TIME BUYER**

**GROUND FLOOR FLAT**

**NO FORWARD CHAIN**

**0.6 MILES > SIDCUP TRAIN STATION**

**CLOSE TO HIGH STREET**



**Rayleas 51 Granville Road**  
Sidcup, DA14 4BT

**£290,000**

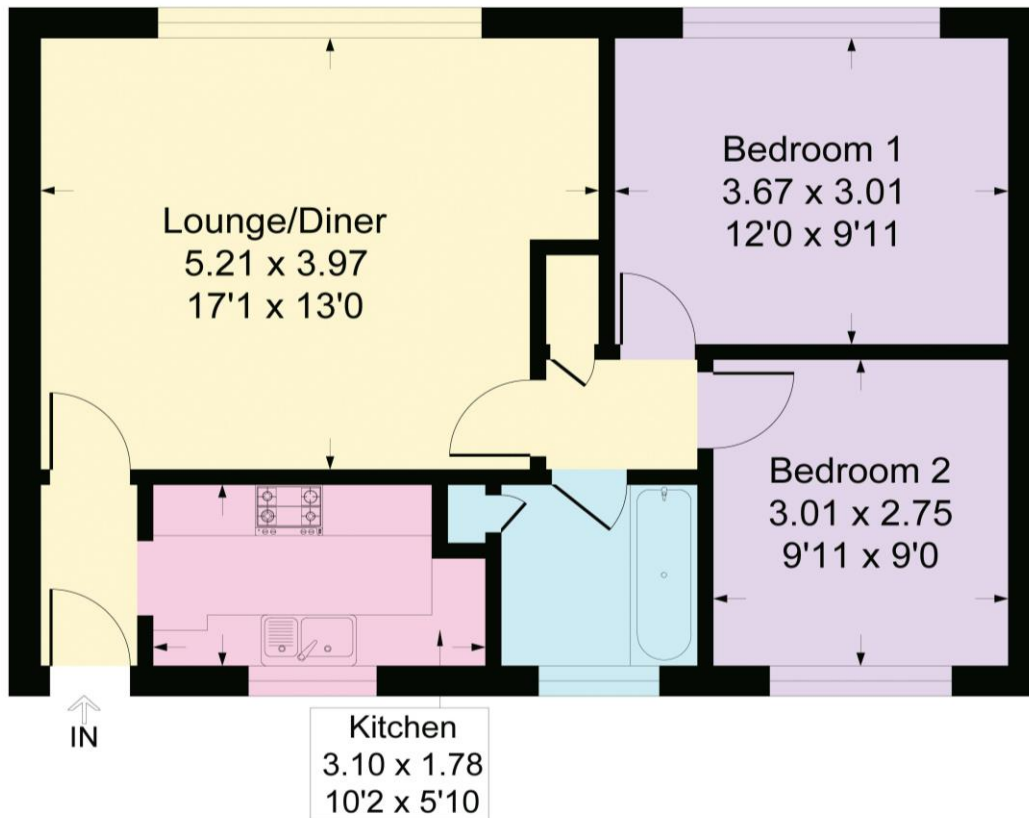
**WELL PRESENTED Two bedroom ground floor flat in a convenient location very close to Sidcup HIGH STREET and mainline train station, we feel this would make for an ideal BUY TO LET investment or for a FIRST TIME BUYER.**

**EPC RATING: E**

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: 189 Years from 28 November 1969**



**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.