



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



Gated Allocated Parking

133 Year Lease

Short Walk to Local Meadows

Balcony

0.3 Mile > Albany Park Station

5 Min Drive to Sidcup High Street



35 Cedarwood Place
Maylands Dr, Sidcup, DA14 4BF

Guide Price £265,000-£275,000

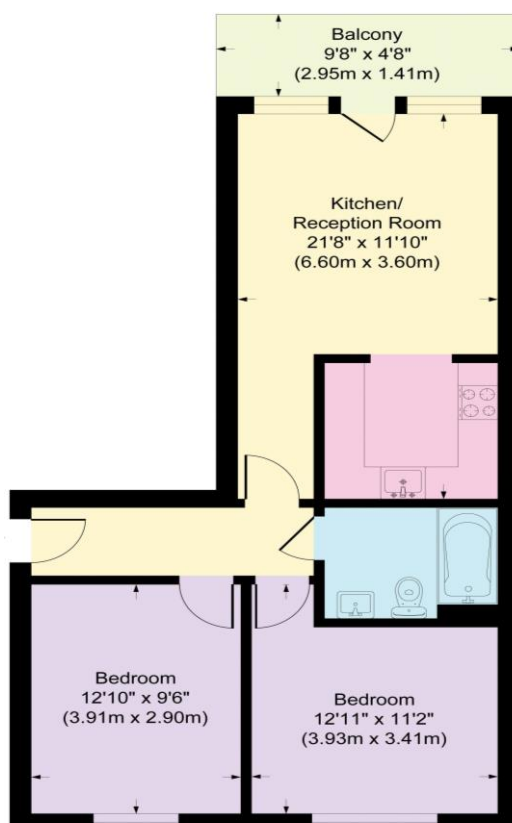
Two bedroom first floor flat with allocated parking just 4 minutes walk to Albany Park mainline station. With over 130 years left remaining on the lease and no forward chain to contend with this makes for an excellent purchase. The kitchen flows into the living and dining accommodation creating a lovely open space with the added benefit of a balcony.

EPC RATING: C

COUNCIL TAX BAND: C

TENURE: Leasehold

LEASE TERM: 133 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.