



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



NO FORWARD CHAIN

SHORT WALK TO SIDCUP HIGH STREET

105 YEAR LEASE REMAINING

EN-SUITE TO MASTER BEDROOM

ALLOCATED PARKING

IDEAL 1ST TIME BUY OR BUY TO LET INVESTMENT



Flat 12 Conroy Court Elm Road

Sidcup, DA14 6ET

**Guide Price £300,000-
£325,000**

Offered with No Chain, this two bedroom, two bathroom second floor flat is within easy reach of both Sidcup high street and main line station, your early viewing is recommended. Additional benefits include allocated parking, a 105 year lease and an en suite shower room

EPC RATING: C

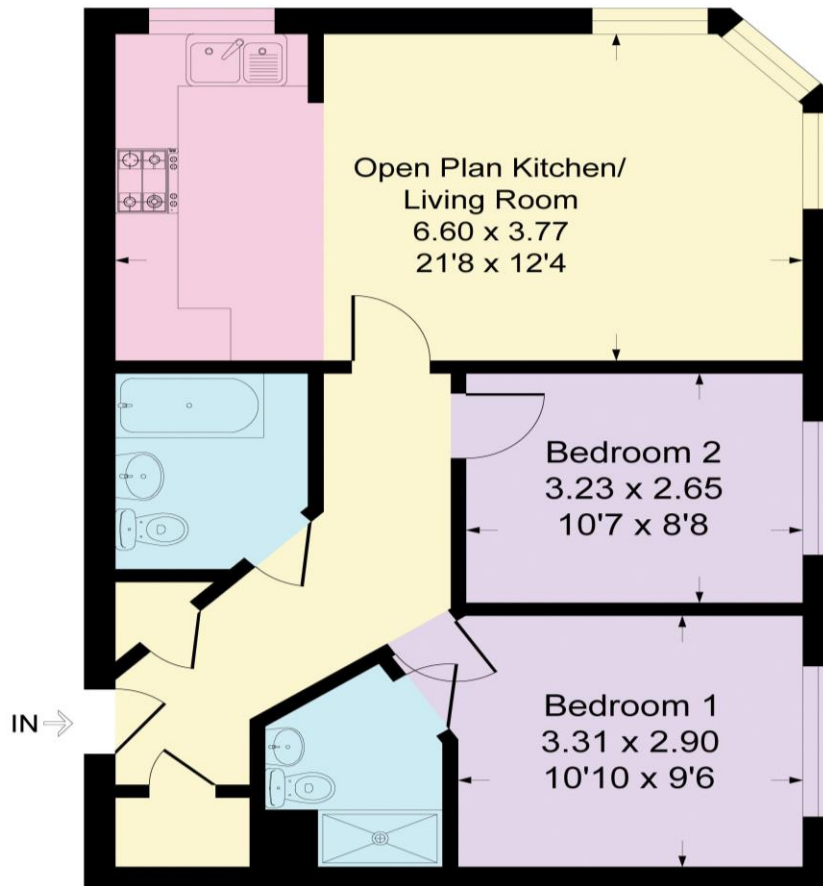
COUNCIL TAX BAND: C

TENURE: Leasehold

LEASE TERM: 105 years remaining



Approximate Gross Internal Area = 63.1 sq m / 680 sq ft



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.