



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



PRIVATE PATIO

**DRESSING AREA OFF BEDROOM
ONE**

TWO DOUBLE BEDROOMS

GARAGE EN BLOC

946 YEAR LEASE REMAINING

SIDCUP HIGH STREET LOCATION



1 Green Acres The Crescent
Sidcup, DA14 6PJ

£320,000

Two double bedroom ground floor flat with private patio overlooking gardens at The Crescent, conveniently located within walking distance to Sidcup high street. All owners benefit from a 'share of the freehold', two double bedrooms, garage en-bloc and no chain.

EPC RATING: C

COUNCIL TAX BAND: C

TENURE: Share of Freehold

LEASE TERM: 946 years remaining



Approximate Gross Internal Area = 76.9 sq m / 828 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.