



# VILLAGE ESTATES

• EST.1993 •



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**TWO DOUBLE BEDROOMS**

**ALLOCATED PARKING**

**0.5 MILES TO SIDCUP MAINLINE  
STATION**

**PRIVATE BALCONY**

**UNDERFLOOR HEATING**

**LONG LEASE**



**Flat 3 Ashton Court  
Clarence Crescent**  
Sidcup, DA14 4DF

**Guide Price £400,000-  
£420,000**

**Village Estates are pleased to present this well presented two double bedroom first floor apartment, with balcony and allocated parking . Located in a quiet residential road next door to the stunning old school of Sidcup, within minutes walk to both Sidcup high street and mainline train station.**

**EPC RATING: B**

**COUNCIL TAX BAND: C**

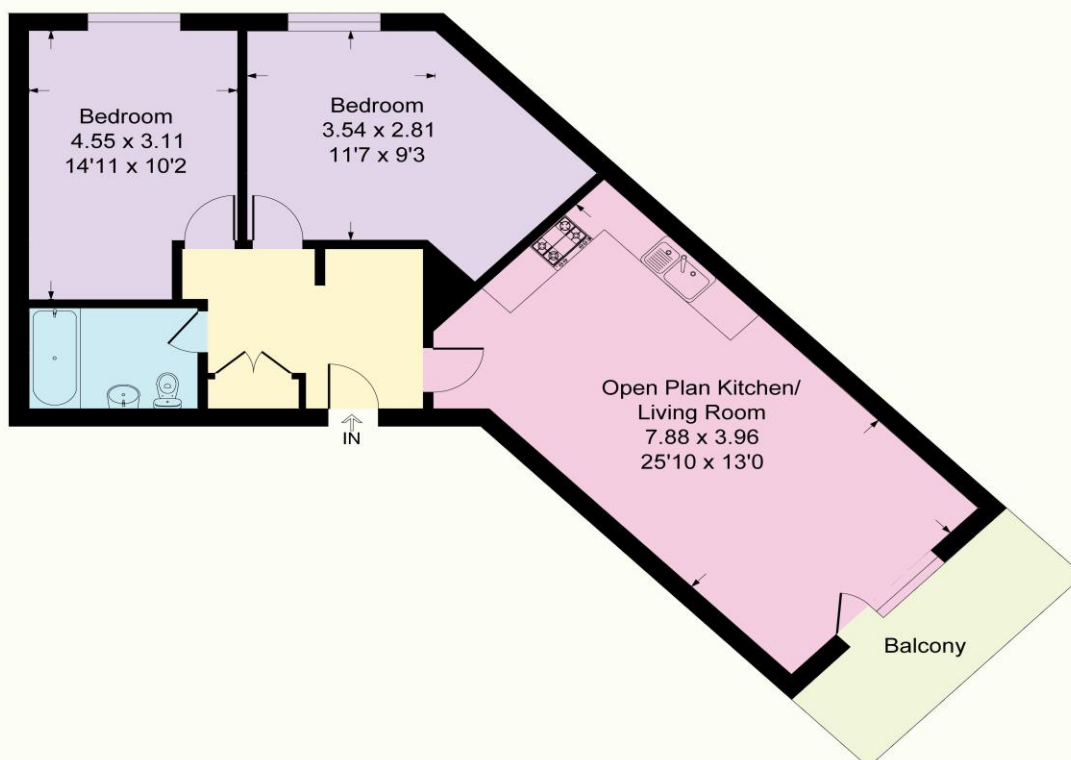
**TENURE: Leasehold**

**LEASE TERM: 119 Years**



## Ashton Court, 2a Clarence Crescent, DA14

Approximate Gross Internal Area = 76.5 sq m / 824 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.