



# VILLAGE ESTATES

• EST.1993 •



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**STUNNING FEATURES**

**EXCELLENT TRANSPORT LINKS**

**LARGE BEDROOMS**

**PRIVATE GARDEN**

**GREAT LOCATION**

**CHARACTER PROPERTY**



**Flat 1 22 Carlton Road**  
Sidcup, DA14 6AH

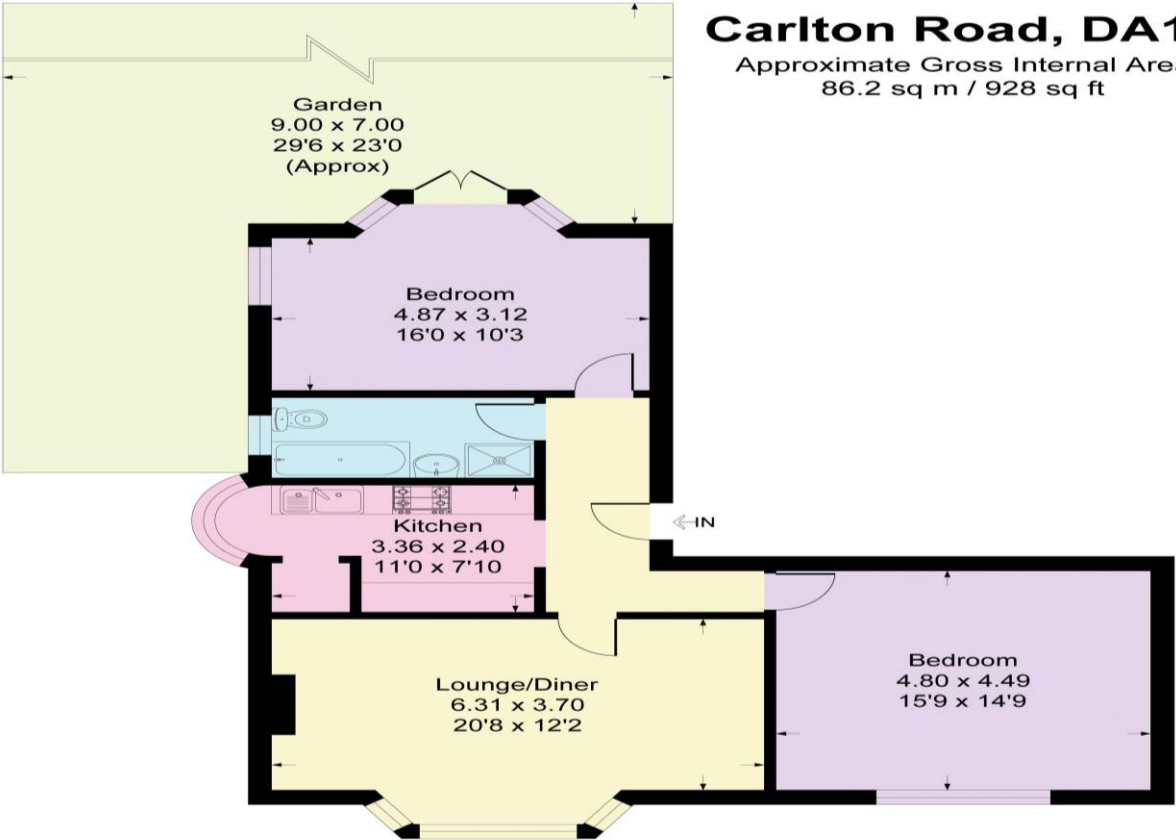
**Guide Price £460,000 -  
£470,000**



Village Estates are pleased to present this stunning two bedroom property just a short walk from the high street and amenities. Boasting an array of features and charm, this home offers a huge amount of living space as well as an excellent finish throughout. The property offers its own private garden.

EPC RATING: D  
TENURE: Leasehold

COUNCIL TAX BAND: D  
LEASE TERM: 999 Years from 25 March 2001



**Carlton Road, DA14**  
Approximate Gross Internal Area  
86.2 sq m / 928 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.