



# VILLAGE ESTATES

• EST.1993 •



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**MODERNISED AND WELL  
PRESENTED THROUGHOUT  
CENTRAL SIDCUP LOCATION  
TWO BATHROOMS**

**PRIVATE PATIO TO REAR  
ALLOCATED PARKING TO REAR  
BEHIND GATES  
NO FORWARD CHAIN**



**4 Hallam Court, Hatherley Road  
Sidcup, DA14 4FF**

**Guide Price £325,000-  
£335,000**



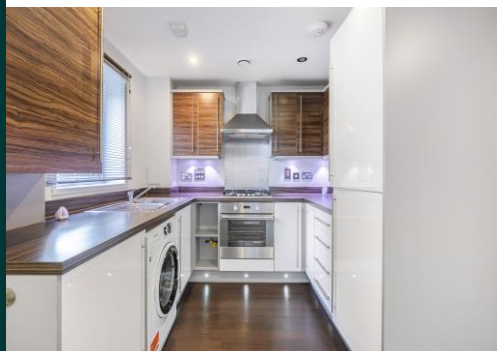
**Two bedroom GROUND FLOOR FLAT conveniently located within close proximity to both Sidcup high street and mainline station. The property comes with a lease length in excess of 100 years, secure ALLOCATED PARKING behind gates, ENSUITE, PRIVATE PATIO TO REAR and the benefit of NO FORWARD CHAIN.**

**EPC RATING: C**

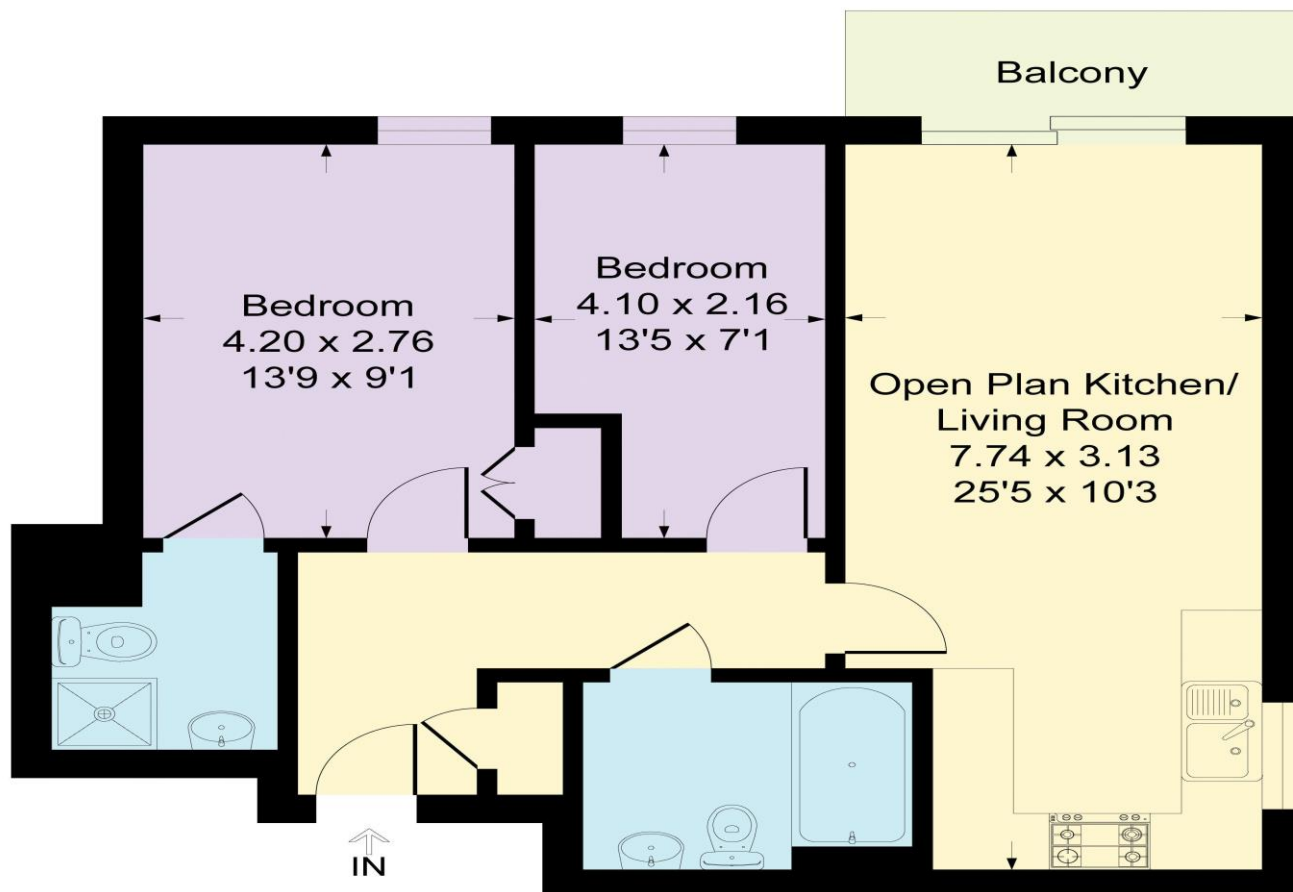
**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: 113 YEARS REMAINING**



**Approximate Gross Internal Area = 60.7 sq m / 654 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.