



VILLAGE ESTATES

• EST.1993 •



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**MODERNISED AND WELL
PRESENTED THROUGHOUT
CENTRAL SIDCUP LOCATION
GARAGE EN BLOC**

**PRIVATE BALCONY
CLOSE TO HIGH STREET
OFFERED WITH NO CHAIN**



11 Greenacres, The Crescent
Sidcup, DA14 6PJ

£350,000

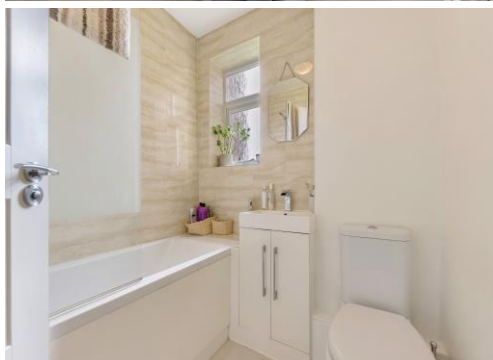
TWO BEDROOM second floor BALCONY flat situated just moments away from SIDCUP HIGH STREET and open parkland. Conveniently this property has a 'SHARE OF THE FREEHOLD' therefore NO GROUND RENT and monthly maintenance charges are below average for this area. This two bedroom flat comes with the benefit of a GARAGE EN BLOC to the rear of the building and is also within easy reach of SIDCUP MAINLINE TRAIN STATION (Zone 5).

EPC RATING: B

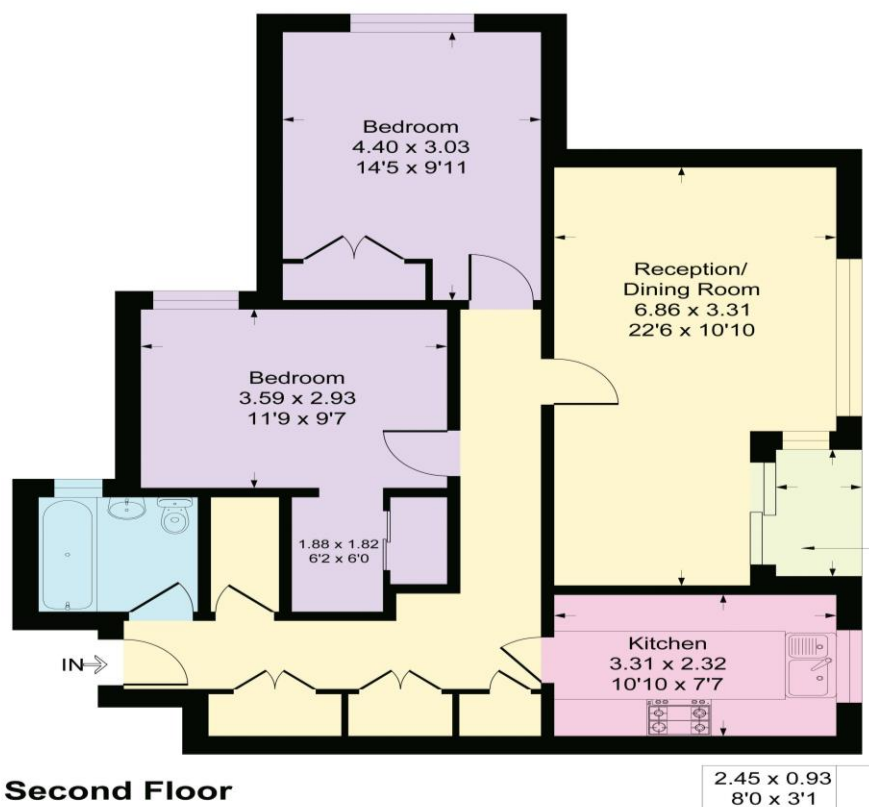
COUNCIL TAX BAND: C

TENURE: Share of Freehold

LEASE TERM: Not Applicable



Approximate Gross Internal Area = 78.0 sq m / 841 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.