



# VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

[www.village-estates.com](http://www.village-estates.com)

Email: [sidcup@village-estates.com](mailto:sidcup@village-estates.com)



**FIRST FLOOR**

**OPEN PLAN LIVING AREA**

**GREAT TRANSPORT LINKS**

**TWO BATHROOMS**

**CLOSE TO AMENITIES**

**ALLOCATED PARKING**



**Flat 5 Kemnal Court**  
**285 Main Road**  
Sidcup, DA14 6QL

**£325,000**



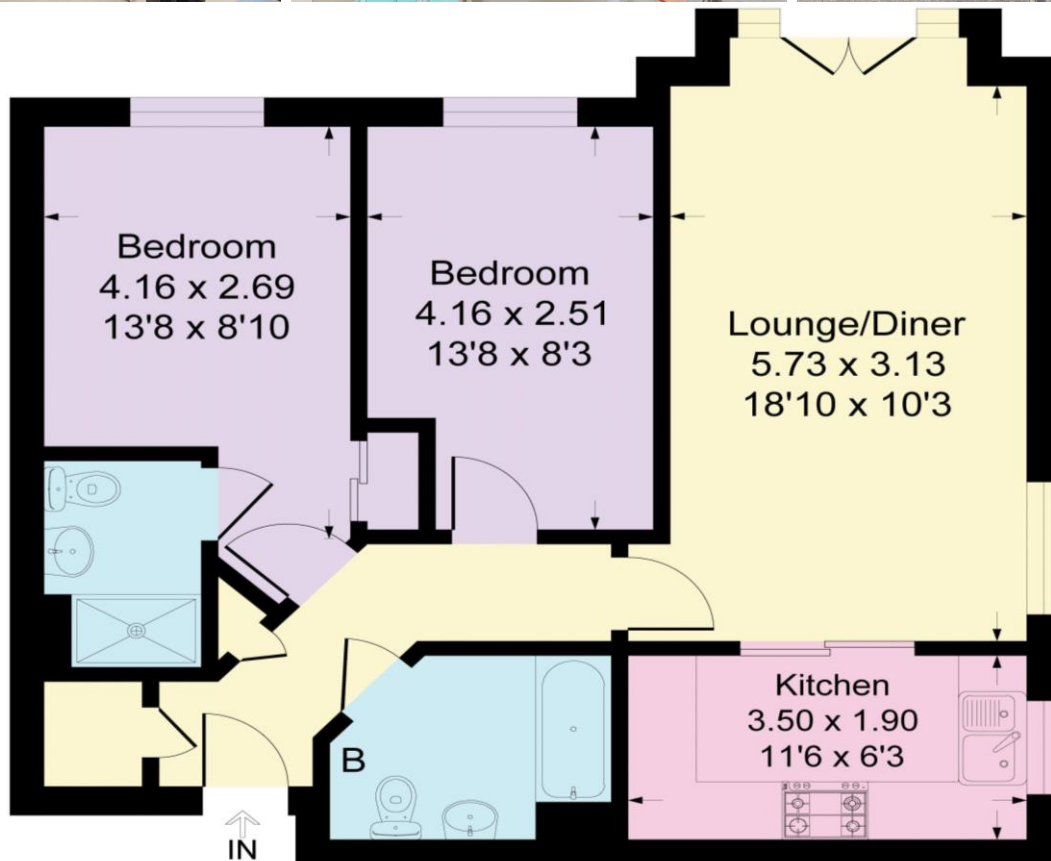
Village Estates are proud to present this well-presented two-bedroom apartment in a sought-after location. Close to all local amenities and a short walk from New Eltham station, this stunning property is sure to impress. The open plan living area offers a great place to entertain, with the fully fitted modern kitchen ready to enjoy. The master bedroom offers a huge amount of space, with its own shower en-suite. The second double bedroom offers a variety of uses, alongside the large family bathroom. There are the additional benefits of allocated parking, and a peaceful communal garden.

**EPC RATING: B**

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: 125 Years from 01.01.2008**



**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.