



# VILLAGE ESTATES

• EST.1993 •



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**TOP FLOOR APARTMENT**  
**SPACIOUS LIVING ROOM**  
**MODERN BATHROOM**

**EXCELLENT LOCATION**  
**LARGE DOUBLE BEDROOM**  
**ALLOCATED PARKING**



**9 Holmwood Court**  
**26 Carlton Road**  
Sidcup, DA14 6AH

**Guide Price £240,000-**  
**£260,000**



New to the market and sure to impress is this stunning top floor apartment just a short walk from the town centre. Offering a huge amount of living space and a fantastic finish throughout, this home is perfect for any first-time buyer looking to step onto the property ladder. There is a great sized living room, with space to entertain, relax and dine. The kitchen has been finished to a great standard and is ready for the next owners to enjoy. To the front of the home is the large double bedroom, again finished to a great standard. The property boast access to a loft for additional storage and the convenience of an allocate parking bay.

**EPC RATING: D**

**COUNCIL TAX BAND: C**

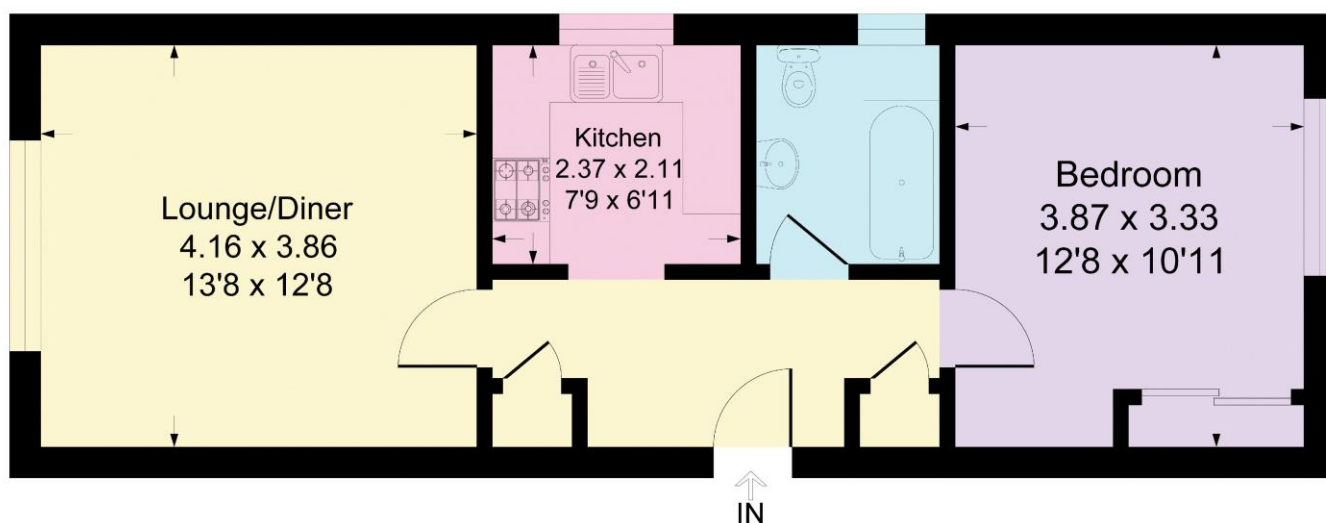
**TENURE: Leasehold**

**LEASE TERM: 85 Years**



## Holmewood Court, Charlton Road, DA14

Approximate Gross Internal Area = 46.6 sq m / 502 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

### 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.