



# VILLAGE ESTATES

• EST.1993 •



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**NO ONWARD CHAIN**

**BATHROOM AND EN-SUITE**

**STUNNING BALCONY**

**TWO DOUBLE BEDROOMS**

**ALLOCATED PARKING**

**EXCELLENT LOCATION**



**Flat 4 Lawrence Court**  
**120 Main Road**  
Sidcup, DA14 6NE

**£375,000**



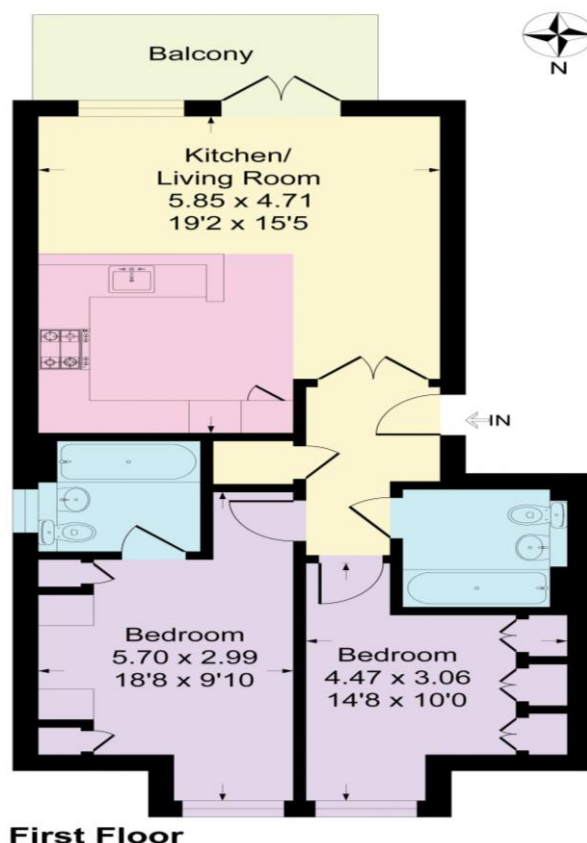
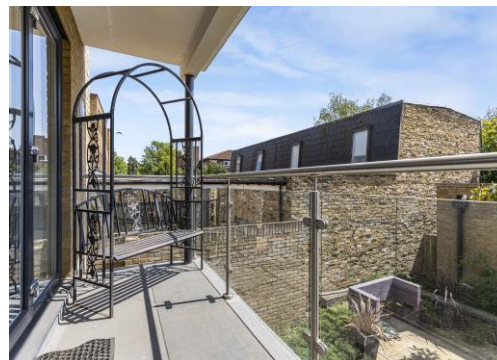
**NO ONWARD CHAIN! IMMACULATE TWO BEDROOM APARTMENT JUST A SHORT WALK FROM SIDCUP TOWN CENTRE!** Village Estates are delighted to welcome to the market this well presented two-bedroom apartment, set in a fantastic location. This property boasts an immaculate open plan kitchen / living area, perfect for entertaining and unwinding, with doors opening up onto the quiet and tranquil balcony overlooking the well-kept communal garden. There is plenty of living space to enjoy, with two double bedrooms, an en-suite shower room and separate modern bathroom. There is an abundance of storage space, and its high-level presentation throughout ensures this home is ready to move straight into. There is allocated parking, with the high street, local amenities and transport links just a stone's throw away.

**EPC RATING: B**

**COUNCIL TAX BAND: D**

**TENURE: Leasehold**

**LEASE TERM: 205 Years from 1 June 2011**



#### 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.