



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



107 YEAR LEASE REMAINING

**SHORT WALK TO ALBANY PARK
MAINLINE STATION**

CLOSE TO AMENITIES

**SMALL PRIVATE LAWNED REAR
GARDEN**

**OFFERED WITH NO FORWARD
CHAIN**

DOUBLE BEDROOM



45 Pembury Crescent
Sidcup, DA14 4QA

£190,000

One-bedroom upper-floor flat with a small private garden. A fantastic opportunity for first-time buyers, downsizers, or investors. Ideally located within easy reach of the expansive green spaces of Foots Cray Meadows and just a short walk from Albany Park Station, this property combines the best of suburban tranquillity with excellent transport links.

EPC RATING: C

COUNCIL TAX BAND: B

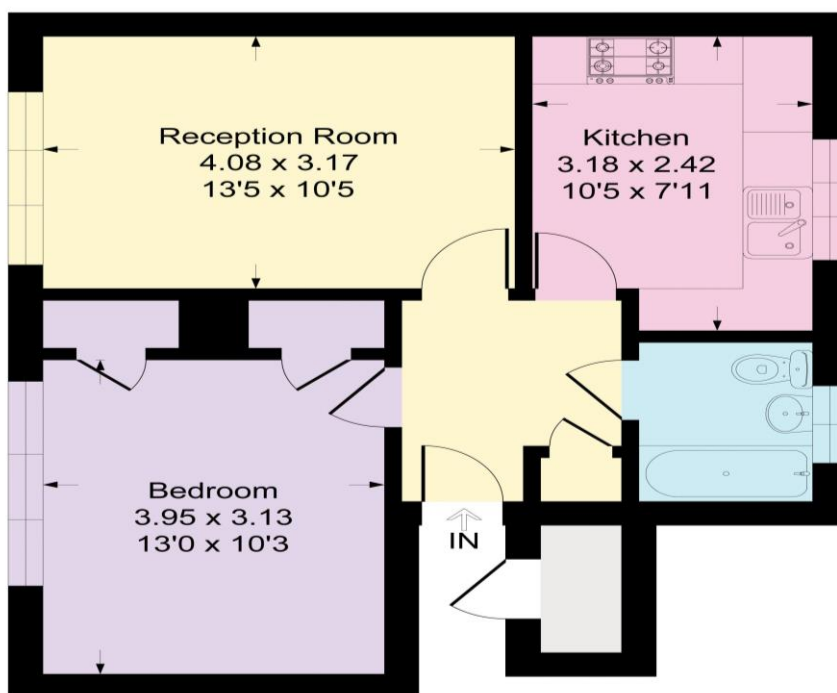
TENURE: Leasehold

LEASE TERM: 125 Years from 10/03/2008



Prembury Crescent, DA14

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



First Floor

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.