



VILLAGE ESTATES

• EST.1993 •



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EXCEPTIONAL QUALITY

**ALLOCATED PARKING WITH EV
POINT**

**CLOSE TO HIGH STREET AND
STATION**

**PRIME CENTRAL SIDCUP
LOCATION**

PRIVATE WEST FACING BALCONY

NEW LONG LEASE 900+ YEARS



Flat 1 Rookwood House

1 Ash Close

Sidcup, DA14 4HF

£420,000

A superb new build two-bedroom flat in Rookwood House, Sidcup, offering modern living with allocated parking and EV charging point. Designed to an exceptional standard, this home features private balcony, stylish interior, and a very high specification throughout. With the reassurance of a 10-year warranty, it combines quality with convenience. Ideally located close to local shops, transport links, and all amenities, this apartment provides a rare opportunity to enjoy contemporary design, comfort, and practicality in a highly sought-after area.

EPC RATING: TBC

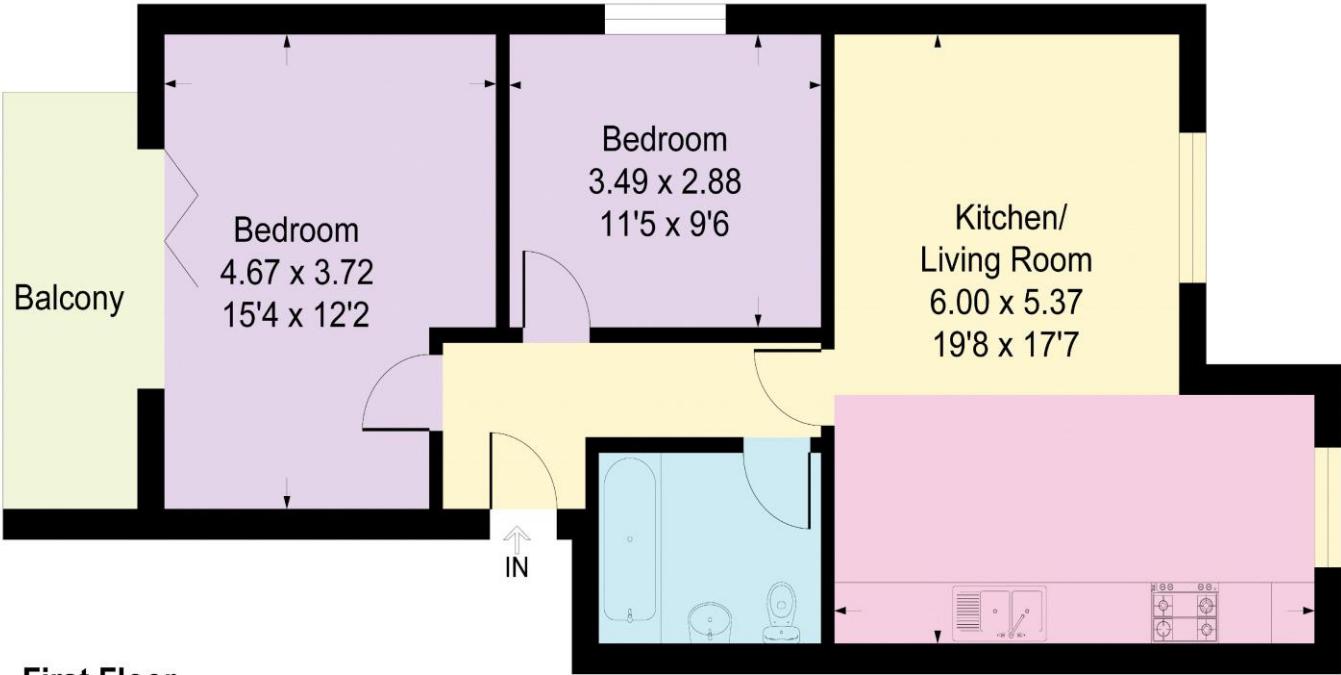
COUNCIL TAX BAND: TBC

TENURE: Leasehold

LEASE TERM: 900 Years Plus



Approximate Gross Internal Area = 65.0 sq m / 700 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.