



VILLAGE ESTATES

• EST.1993 •



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**WELL PRESENTED
THROUGHOUT**

GARAGE EN BLOC

OWNER OCCUPIERS ONLY

PRIVATE WEST FACING BALCONY

**WALKING DISTANCE TO SIDCUP
STATION**

**VERY WELL-MAINTAINED
BUILDING**



**9 Montague Court
44 Station Road
Sidcup, DA15 7DQ**

£350,000

Two Bedroom Top Floor Apartment in central Sidcup convenient for both the High Street and Mainline Station. Benefiting from Share of Freehold, Balcony and Garage En bloc your early viewing is recommended.

EPC RATING: C

COUNCIL TAX BAND: C

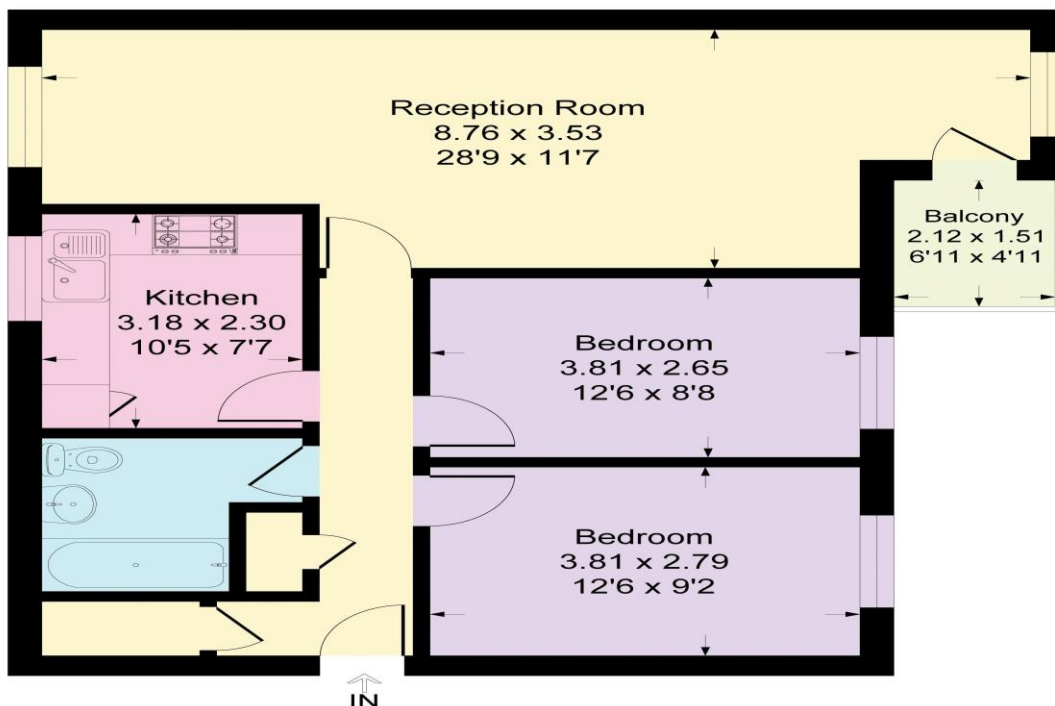
TENURE: Share of Freehold

LEASE TERM: 999 years from 24 March 1986



Montague Court, Station Road, DA15

Approximate Gross Internal Area = 70.1 sq m / 755 sq ft



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.