



VILLAGE ESTATES

• EST.1993 •



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NO ONWARD CHAIN

2 DOUBLE BEDROOMS

EXCELLENT TRANSPORT LINKS

IDEAL FIRST TIME BUY

**WELL PRESENTED
THROUGHOUT**

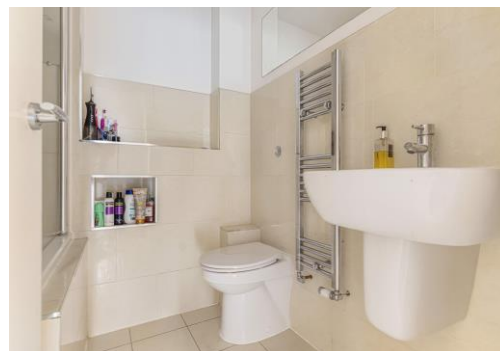
GARAGE



Flat 7 Rutland Court
Footscray Road
London, SE9 3UW

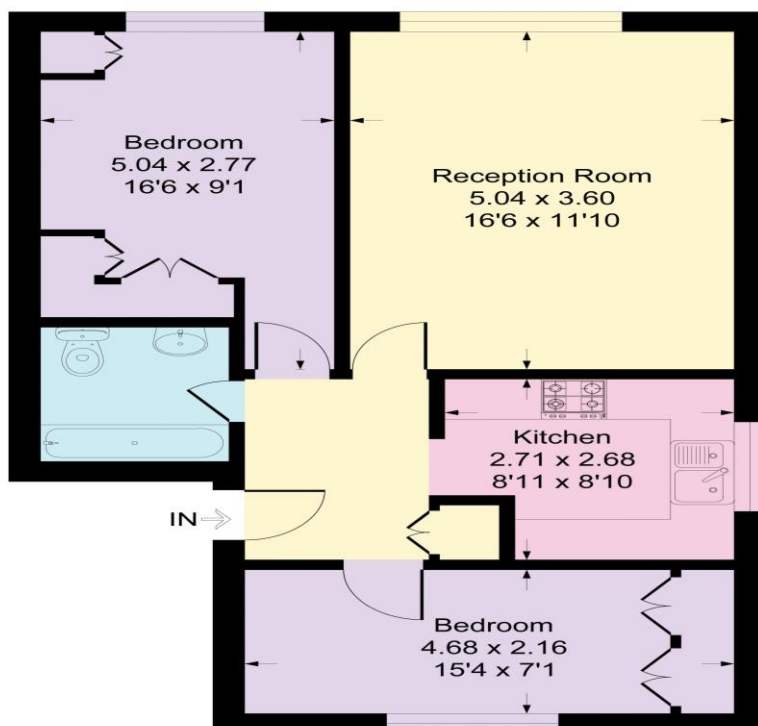
**Guide Price £300,000-
£325,000**

NO ONWARD CHAIN! SPACIOUS TWO BEDROOM APARTMENT CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS. Village Estates are proud to welcome to the market this spacious two-bedroom property in a sought-after location. Presented to a great standard, this fantastic property is ready to be moved into and boasts a great amount of living space. There are two great sized double bedrooms, a modern kitchen and an immaculate family bathroom. The large living room offers a great space to relax and is ready for the next owners to enjoy. There is the added benefit of a garage en bloc and parking. The close proximity to all local shops and train station is sure to impress. Call now to book your appointment.



Rutland Court, Footscray Road, SE9

Approximate Gross Internal Area = 59.3 sq m / 638 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.