



VILLAGE ESTATES

• EST.1993 •



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**WALK IN WARBROBE TO
MASTER BEDROOM**

**SHORT WALK TO SIDCUP HIGH
STREET**

UNDER FLOOR HEATING

**CONTEMPORARY RETIREMENT
DEVELOPMENT**

**GUEST SUITE/MOBILITY
SCOOTER STORE**

LIFT TO ALL FLOORS



**38 Kingswood Court
47-51 Sidcup Hill
Sidcup, DA14 6FH**

£285,000

Village Estates are delighted to present a LUXURY ONE DOUBLE BEDROOM retirement flat with larger than average living area, forming part of a modern McCarthy and Stone development just off of SIDCUP HIGH STREET. Benefiting from a LIFT SERVICE to all floors, a stunning communal lounge/kitchen and a beautiful MANICURED COMMUNAL GARDEN. Call now to appreciate the quality of this home and its surroundings.

EPC RATING: C

COUNCIL TAX BAND: C

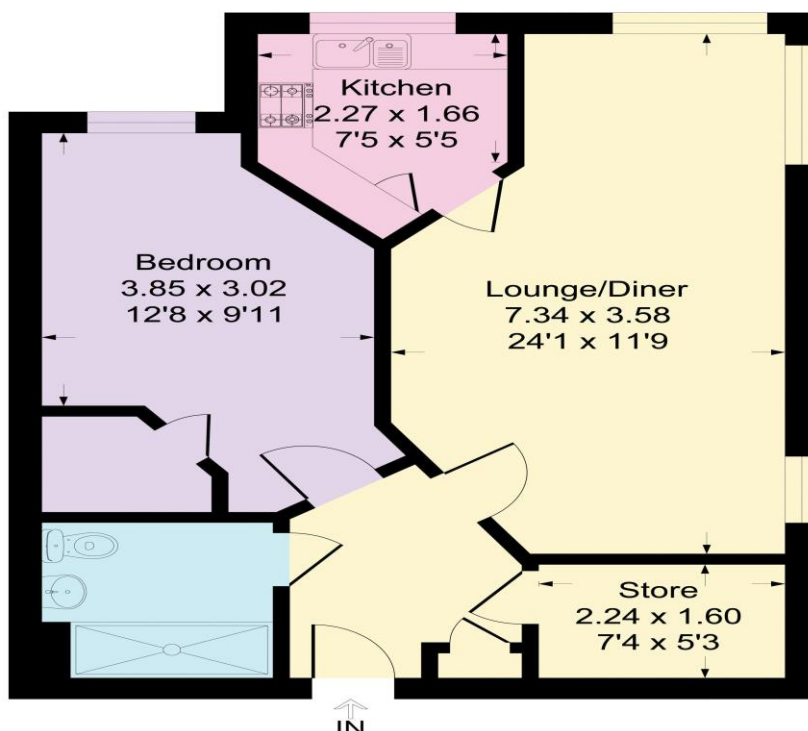
TENURE: Leasehold

LEASE TERM: 988 Years Remaining



Kingswood Court, Sidcup Hill, DA14

Approximate Gross Internal Area = 58.6 sq m / 631 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.