



VILLAGE ESTATES

• EST.1993 •



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**WELL PRESENTED
THROUGHOUT
GROUND FLOOR FLAT
CLOSE TO HIGH STREET**

**OFFERED WITH NO CHAIN
MODERN SHOWER ROOM
RESIDENTS PARKING**



**2 Edwin Arnold Court
139 Main Road
Sidcup, DA14 6PQ**

£195,000

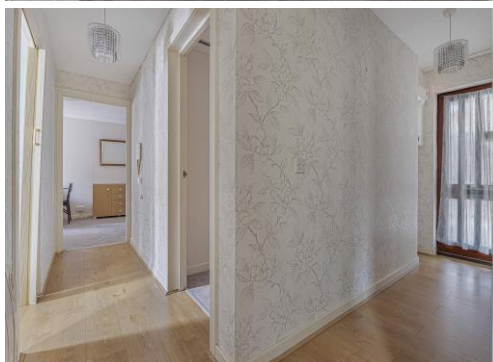
TWO BEDROOM retirement flat situated within close proximity to **SIDCUP HIGH STREET** offering an array of cafes, restaurants and grocery stores. Situated on the **GROUND FLOOR** towards the front of the building providing easy access to your front door. We feel this would make an excellent downsize from a large property, having a second bedroom which could be used as a formal dining room, guest room or simply more room for storage. Many homeowners like to relax by sitting in the court yard area enjoying the afternoon sun.

EPC RATING: D

COUNCIL TAX BAND: B

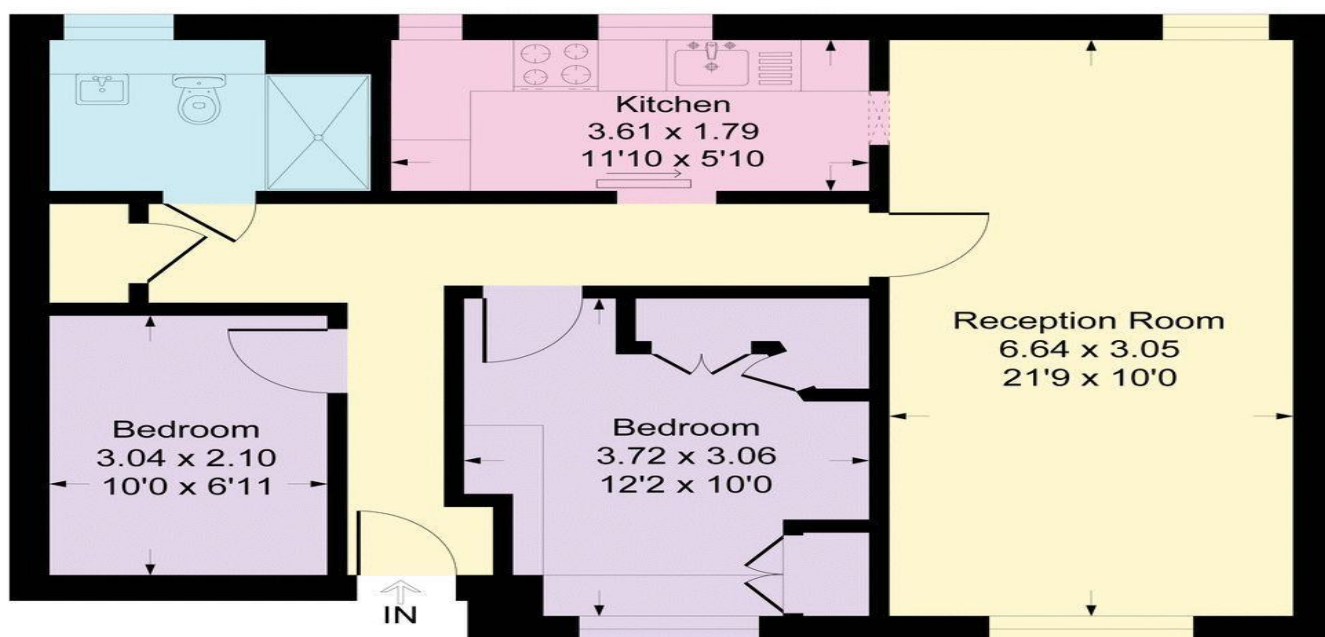
TENURE: Leasehold

LEASE TERM: 96 Years



Edwin Arnold Court, Main Road, DA14

Approximate Gross Internal Area = 61.5 sq m / 663 sq ft



Ground 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.