



# VILLAGE ESTATES

• EST. 1993 •

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**ALLOCATED PARKING SPACE  
MODERN GROUND FLOOR FLAT  
CENTRAL SIDCUP LOCATION**

**PRIVATE PATIO  
OPENPLAN KITCHEN/LIVING  
AREA  
WELL PRESENTED**



**2 Strathfield Court, Kingsgrove Close  
Sidcup, DA14 6FF**

**£275,000**

**BUILT IN 2015** Village Estates are delighted to present a one **DOUBLE BEDROOM** ground floor apartment with **PRIVATE PATIO** overlooking communal gardens. Offered to the market with the added benefit of **ALLOCATED PARKING**. Located just moments away from Sidcup High Street, your early viewing is recommended.

**EPC RATING: C**

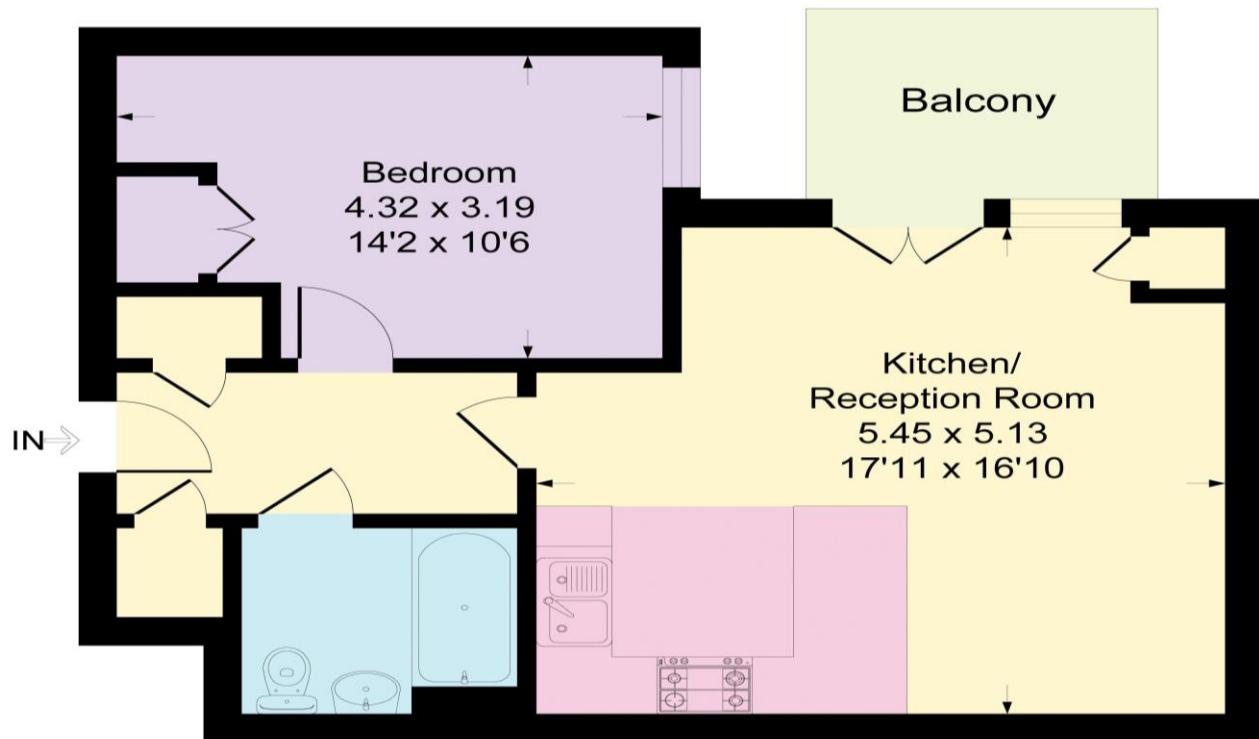
**TENURE: Leasehold**

**COUNCIL TAX BAND: C**

**LEASE TERM: 125 years from 24 June 2014**



Approximate Gross Internal Area = 51.8 sq m / 557 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.