VILLAGE ESTATES
• EST.1993 •
93 Main Road, Sidcup, Kent DA14 6ND Tel: 0208 302 1002 www.village-estates.com Email: sidcup@village-estates.com



First-floor Victorian conversion

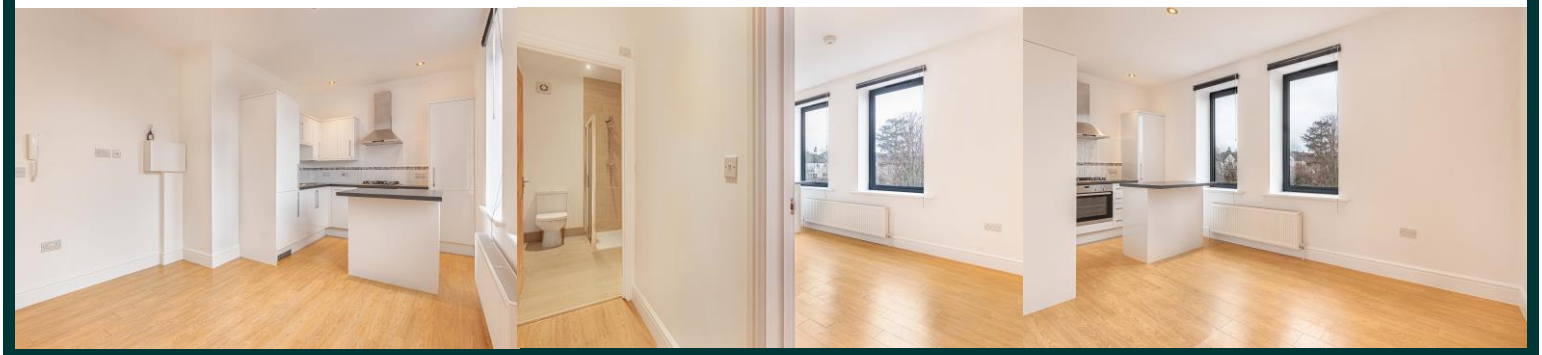
Modern open-plan living area

Contemporary shower room

115 year lease remaining

Gas central heating

Close to Sidcup Mainline Station



Flat 4 51 Station Road

Sidcup, DA15 7DY

£235,000

Village Estates are delighted to offer for sale this well-presented one-bedroom, first-floor Victorian conversion flat. The property benefits from a long lease, double glazing, gas central heating, a modern open-plan living/kitchen area, and a contemporary shower room. An internal viewing is highly recommended to fully appreciate the quality of the fixtures and fittings throughout. Ideally located within easy reach of Sidcup Mainline Station, this property would make an excellent first-time purchase or a strong investment opportunity.

EPC RATING: C

COUNCIL TAX BAND: B

TENURE: Leasehold

LEASE TERM: 125 years from 01/01/2016

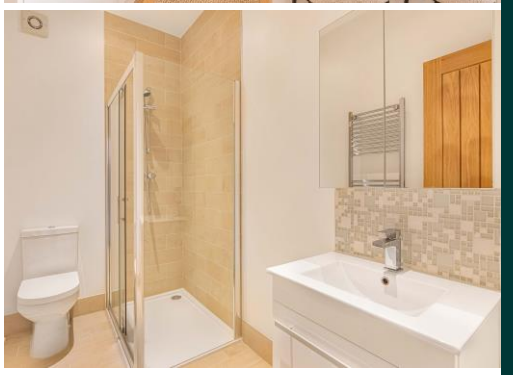




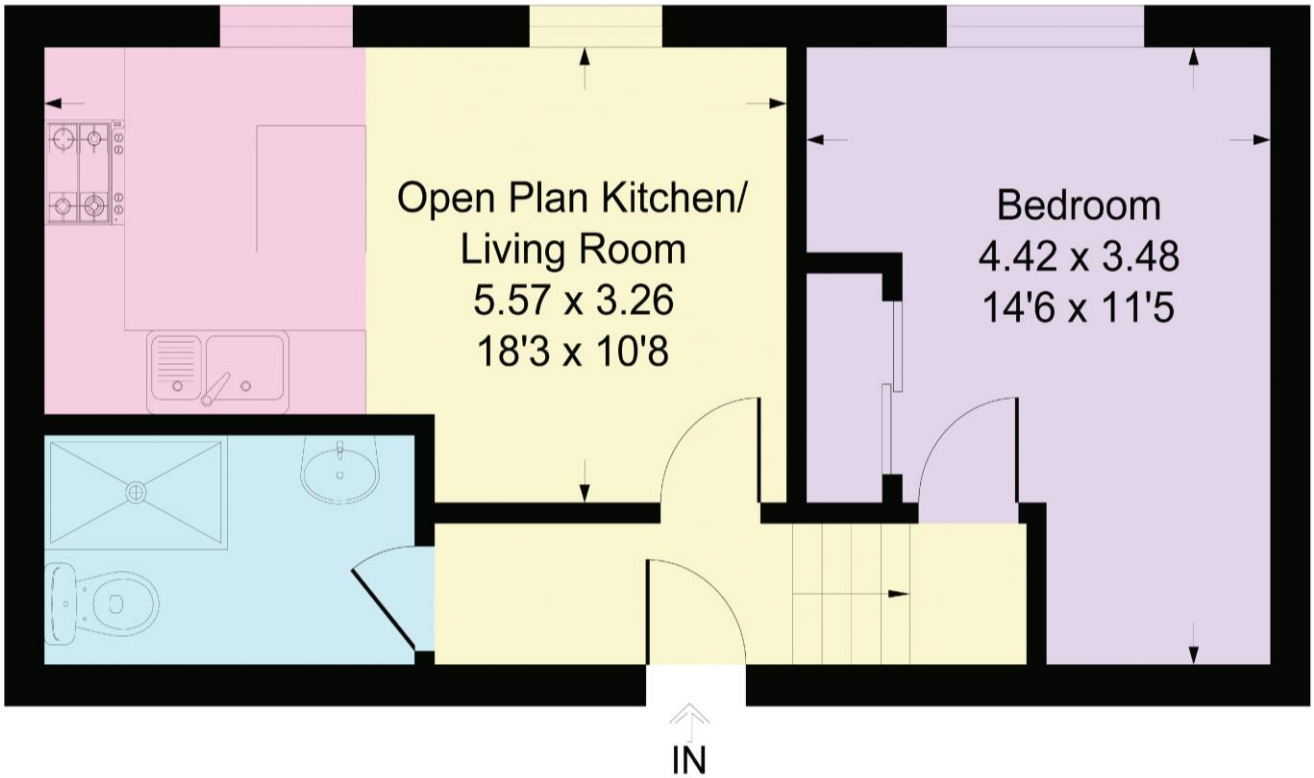








Approximate Gross Internal Area = 40.6 sq m / 438 sq ft



CONSUMER PROCTECTION 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.