



# VILLAGE ESTATES

• EST.1993 •



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**GREAT LOCATION**

**SPACIOUS BEDROOM**

**GOOD RENTAL YIELD**

**IDEAL FIRST TIME BUY**

**WELL-PRESENTED  
THROUGHOUT**

**PARKING AND GARAGE**



**11 Elm Parade Main Road  
Sidcup, DA14 6NF**

**Offers Over £215,000**



**ONE BEDROOM APARTMENT BASED IN SIDCUP TOWN CENTRE! CLOSE TO ALL AMENITIES AND TRANSPORT LINKS! Village Estates are proud to present this generously sized property in the heart of Sidcup. This well-presented home is sure to impress any first-time buyers looking to step onto the property ladder, or any investors looking to start or expand their portfolio. The home offers a spacious living room, modern kitchen and bathroom, as well as a generously-sized bedroom. The property offers plenty of storage space and also comes with its own allocated parking and garage. We highly recommend viewing this fantastic opportunity.**

**EPC RATING: C**

**COUNCIL TAX BAND: B**

**TENURE: Leasehold**

**LEASE TERM: 189 Years from 25 March 1976**



## Elm Parade, DA14

Approximate Gross Internal Area = 41.2 sq m / 444 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.