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



**TOP FLOOR APARTMENT**

**10 MINUTE WALK TO SIDCUP TRAIN STATION**

**WELL PRESENTED THROUGHOUT**

**SECLUDED PRIVATE GARDEN**

**LONG LEASE**

**GREAT LOCATION CLOSE TO HIGH STREET**







# 5 Tulip Court, 18 Lansdown Road
Sidcup, DA14 4EG

**£289,000**

**A fantastic opportunity to own a beautifully positioned top floor apartment, complete with its own secluded private garden. This well-presented one double bedroom home is ideally located just a 10-minute walk from Sidcup Station and moments from Sidcup High Street. Offering comfortable accommodation throughout, it combines convenience, privacy and excellent transport links, making it an ideal first-time purchase or investment in a highly sought-after location.**

**EPC RATING:** C

**COUNCIL TAX BAND:** C

**TENURE:** Leasehold

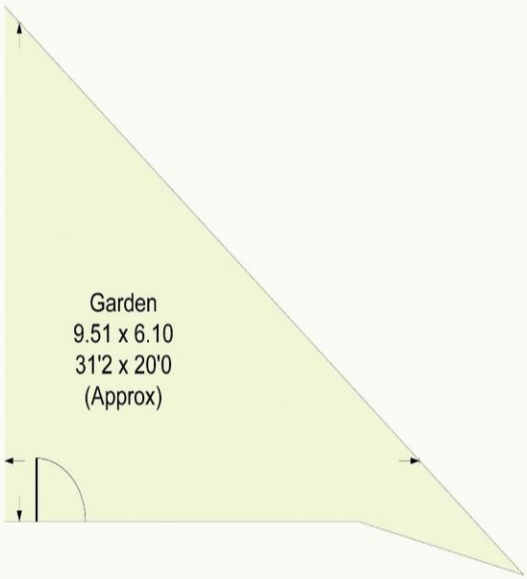
**LEASE TERM: 150 years from 1st January 2019**



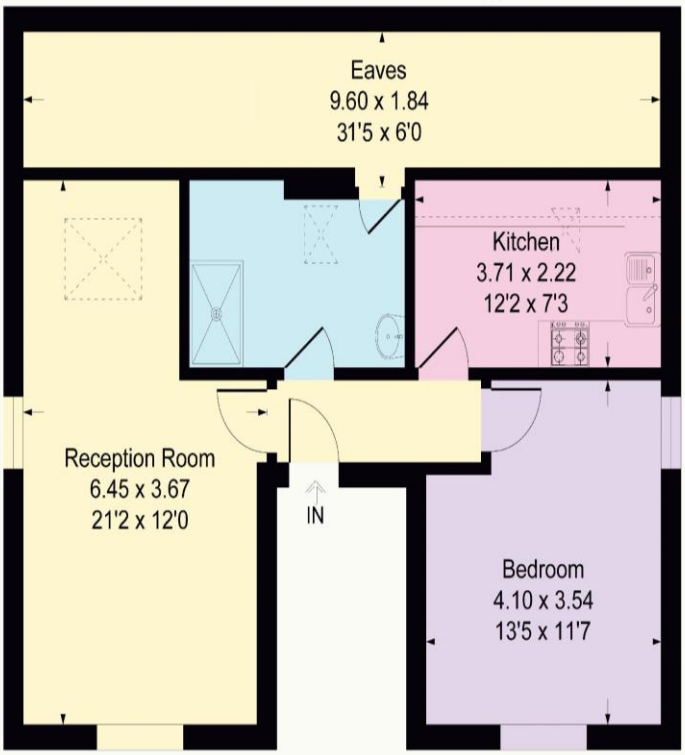





Approximate Gross Internal Area = 53.5 sq m / 577 sq ft




Garden




Second Floor

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.