



# VILLAGE ESTATES

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**IMMACULATE PRESENTATION  
CLOSE TO ALL AMENITIES  
COMMUNAL GARDEN**

**IDEAL FIRST-TIME BUY  
ALLOCATED PARKING  
SHARE OF FREEHOLD**



**Flat 4, 423 Blackfen Road  
Blackfen Road  
Sidcup, DA15 9NN**

**Guide Price £230,000 -  
£250,000**

## EXCEPTIONALLY WELL-PRESENTED ONE BEDROOM APARTMENT.

Based close to all local amenities and transport links, this immaculately presented home is sure to impress. Ready to move straight into, this property offers a large living / dining area, perfect for relaxing and entertaining, leading on to the modern kitchen. There is a spacious double bedroom, plenty of storage and a modern shower room. The property offers its own parking and a well-maintained communal garden for the summer months.

We highly recommend viewing early to avoid missing out.

EPC RATING: C

COUNCIL TAX BAND: B

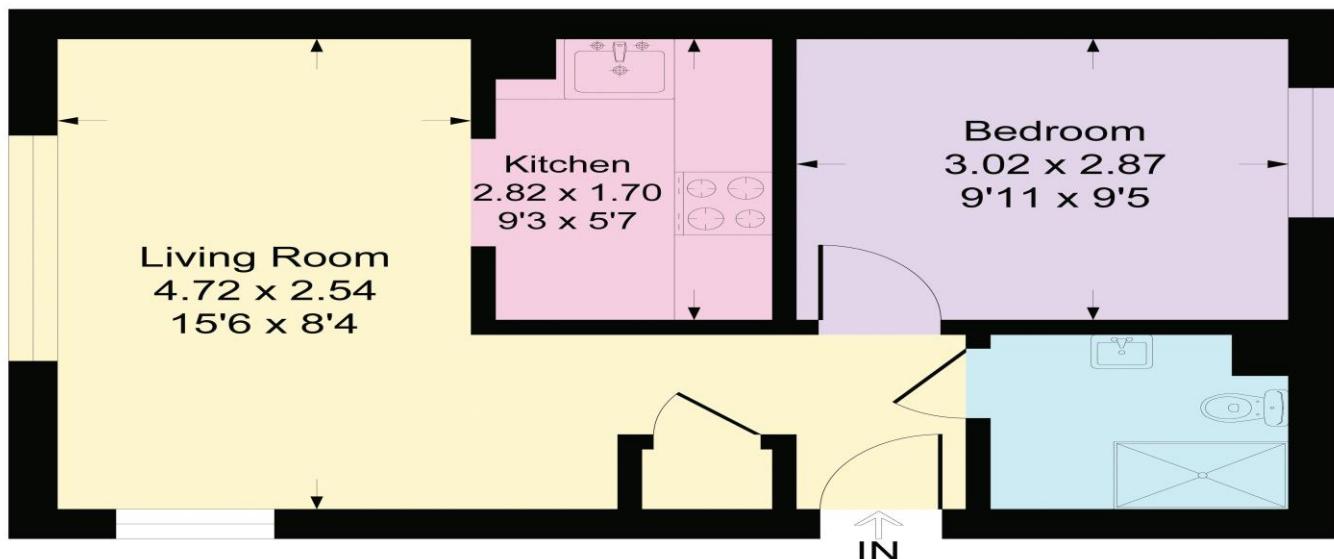
TENURE: Share of Freehold

LEASE TERM: 125 Years from 25/12/1994



## Blackfen Road, DA15

Approximate Gross Internal Area = 34.0 sq m / 367 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

### 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.