



# VILLAGE ESTATES



• EST.1993 •

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**LOFT/ATTIC SPACE**

**VIEWS ACROSS LANDSCAPED  
GARDENS**

**PEPPERCORN GROUND RENT**

**TWO DOUBLE BEDROOMS**

**SHARE OF FREEHOLD**

**ALLOCATED PARKING**



**22 Embassy Court  
Lansdown Road  
Sidcup, DA14 4EW**

**£330,000**

**TWO DOUBLE BEDROOM first floor maisonette forming part of a VERY WELL MAINTAINED DEVELOPMENT. This particular property occupies arguably one of the best positions within the grounds, OVERLOOKING LANDSCAPED GARDENS. Being on the first floor there is access to a large LOFT / ATTIC SPACE, excellent for additional storage needs. Embassy Court residents have the benefit of allocated parking and a long lease, Your early viewing is recommended.**

**EPC RATING:** TBC

**COUNCIL TAX BAND:** C

**TENURE:** Share of Freehold

**LEASE TERM:** 180 years from 24 June 1959

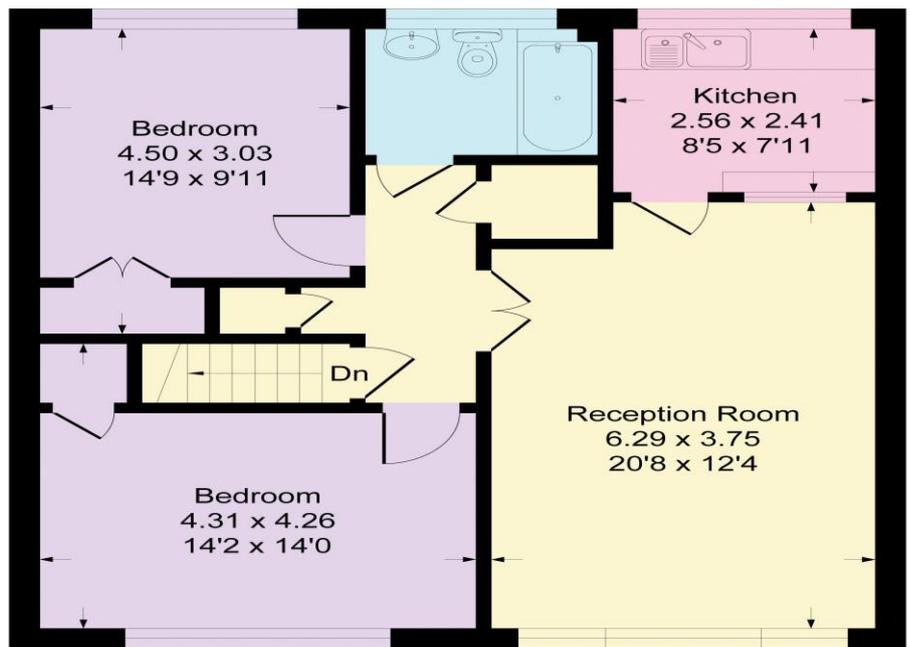


## Embassy Court, Lansdown Road, DA14

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft



**Ground Floor**



**First Floor**

### 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.