



2, Hillcross Court, 45, Sidcup Hill,, Sidcup DA14 6HJ
Guide Price £155,000



SHARED OWNERSHIP

This superb modern home is available to buy from as little as £155,000 with a 50% share!

Stunning one bedroom ground floor apartment, built in 2022 and enjoying a prime position in the heart of Sidcup, just a short walk from a wide selection of bars, restaurants, independent shops, Sidcup Station and all other transport links. A superb first time buy, the property is immaculately presented throughout. The accommodation comprises a well maintained and modern communal entrance hall, leading into the apartment's own entrance hall, an impressive open plan luxury fitted kitchen/dining and living area with doors opening onto a private balcony/courtyard, a contemporary shower room, and a spacious double bedroom. Additional benefits include double glazing, gas central heating, and an entry phone system.

Viewing is highly recommended.

PRICING & AFFORDABILITY

Full Market Value: £310,000

50% Share Price: £155,000 (rent £391.12 pcm)
Minimum 5% Mortgage Deposit (50% share): £7,750
Approximate Service Charges: £767.61 half yearly
Lease: 246 years (250 years from 2022)

Local Authority: Bexley

Council Tax Band: C



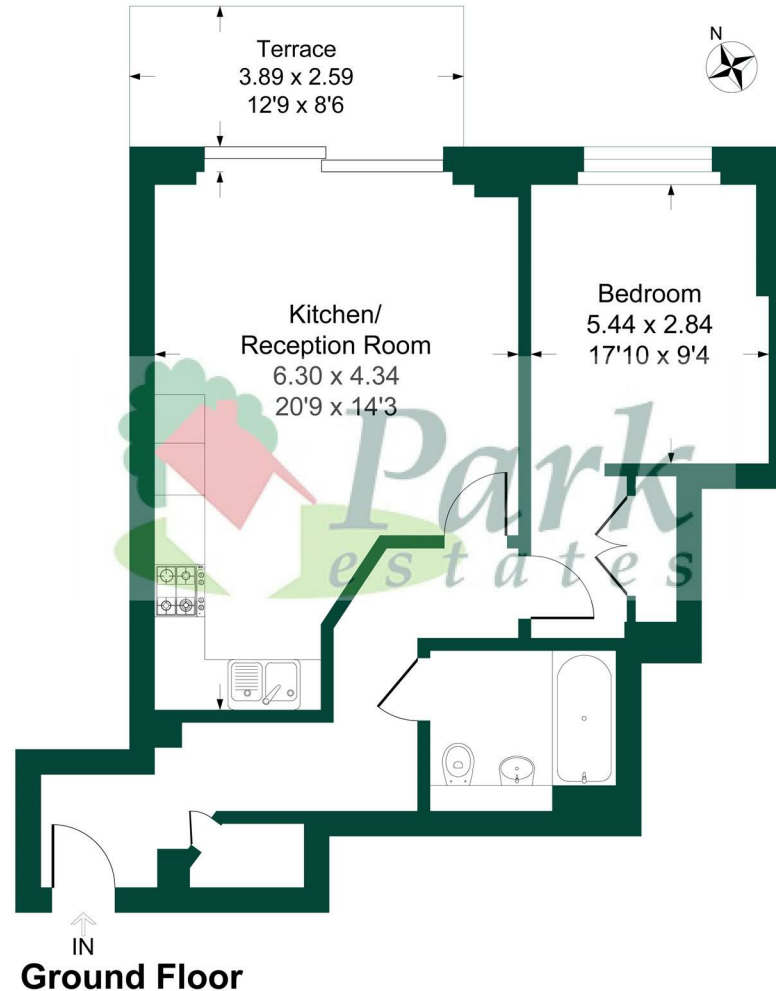
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Hillcross Court

Approximate Gross Internal Area = 52.8 sq m / 569 sq ft



Ground Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.