



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



ALLOCATED PARKING

HIGH SPECIFICATION

10 YEAR BUILD WARRANTY

PRIVATE BALCONY

CENTRAL SIDCUP LOCATION

DOUBLE BEDROOMS



**Flat 8 Rookwood House,
1 Ash Close, Sidcup, DA14 4HF**

£400,000

Discover this stunning newly built two double bedroom first floor apartment in Rookwood House, Sidcup, designed for modern living and convenience. The property boasts allocated parking, private balconies, and a sleek contemporary finish throughout. Built to an exceptional standard, it combines style, energy efficiency, and everyday comfort. With the benefit of a 10-year warranty and an outstanding 900-year lease, it offers lasting peace of mind. Perfectly positioned near shops, excellent transport connections, and local amenities, this is a rare chance to secure a beautifully appointed home in a sought-after location.

EPC RATING: B

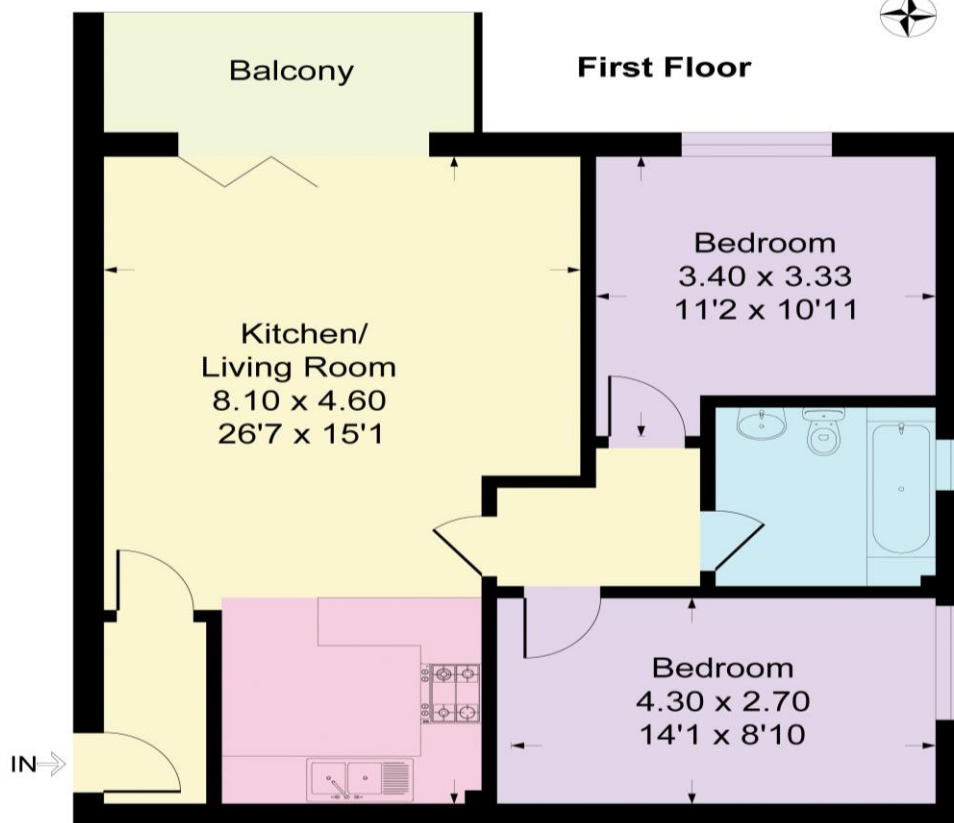
COUNCIL TAX BAND: TBC

TENURE: Leasehold

LEASE TERM: New 900 year lease



Approximate Gross Internal Area = 66.0 sq m / 710 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.