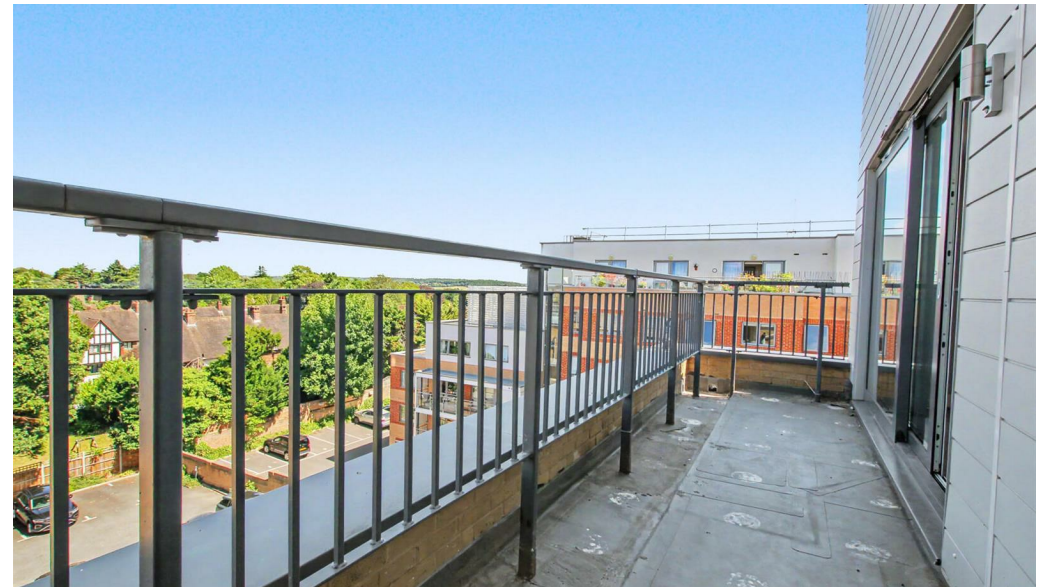




26 Hillcross Court, 45, Sidcup Hill, Sidcup DA14 6HJ
Asking Price £320,000



Offered to the market CHAIN FREE, this immaculately presented and spacious one bedroom apartment enjoys a prime position in the heart of Sidcup. The accommodation comprises an inviting entrance hall with two generous storage cupboards, a modern three piece family bathroom, a spacious double bedroom with built in wardrobes, and a bright, open plan kitchen/living area. Sliding doors lead directly onto a south west facing balcony, providing a perfect spot for afternoon and evening sun. The building benefits from lift access and exceptionally well maintained communal areas. The property also includes allocated parking for one vehicle. Ideally located just moments from Sidcup High Street, residents have easy access to a wide selection of restaurants, cafés, bars, supermarkets, and leisure facilities. Excellent transport links are close by, including bus routes along Sidcup Hill, Sidcup Mainline Station and superloop service to Abbey Wood / Elizabeth line. Viewing is highly recommended.

Tenure: Leasehold

Lease Length: 250 years from 1 January 2022 (246 years remaining)

Service Charge: £1,200

Ground Rent: N/A

Local Authority: Bexley

Council Tax Band: C

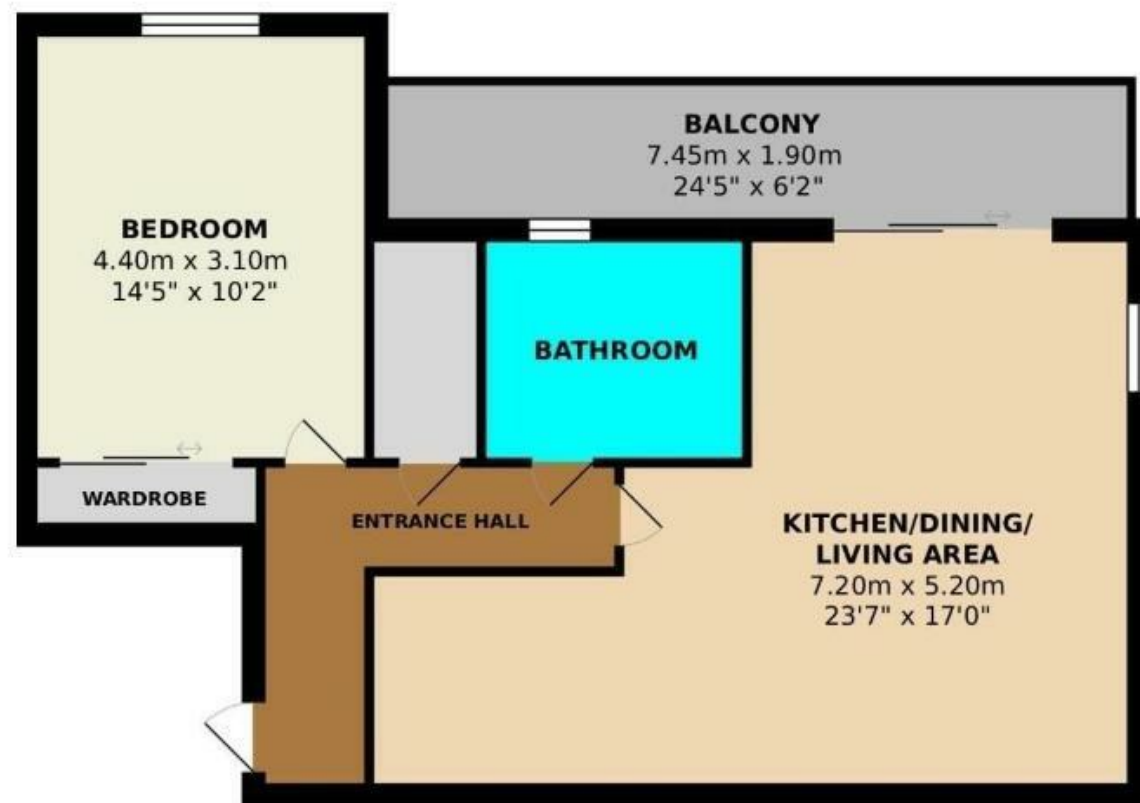
EPC Rating: C

Local Authority: Bexley

Council Tax Band: C



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	84	84
	EU Directive 2002/91/EC	



01322 553322

60-62 High Street, Bexley, Kent DA5 1AH

bexley@parkestates.co.uk
www.parkestates.co.uk

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