VILLAGE ESTATES
• EST.1993 •
93 Main Road, Sidcup, Kent DA14 6ND Tel: 0208 302 1002 www.village-estates.com Email: sidcup@village-estates.com



Very Well Maintained Development

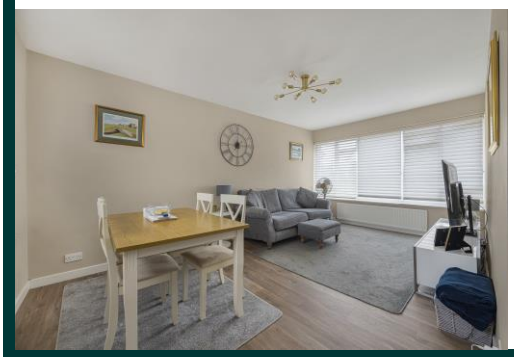
Two Double Bedrooms

0.6 Mile to Sidcup Mainline Station

112 Year Lease

Share of Freehold

0.5 Mile to High Street Shops







2 Embassy Court, Lansdown Road

Sidcup, DA14 4EW

Guide Price £300,000-£325,000

A beautifully presented first-floor apartment offering two generous double bedrooms, situated within one of Sidcup's most sought-after developments. Exceptionally well maintained and surrounded by attractive green spaces, this home provides a peaceful and tranquil setting. Occupying one of only three apartments on this side of the building, the property enjoys an added sense of privacy and quiet. Ideally positioned in a central location, it is within easy walking distance of Sidcup High Street, with its excellent range of shops, cafés, and amenities, as well as Sidcup mainline station, offering convenient transport links into Central London. This is an ideal home for first-time buyers, downsizers, or investors seeking a spacious apartment in a prime location.

EPC RATING: B

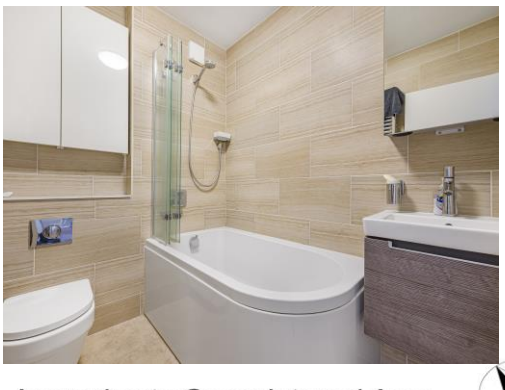
COUNCIL TAX BAND: C

TENURE: Share of Freehold

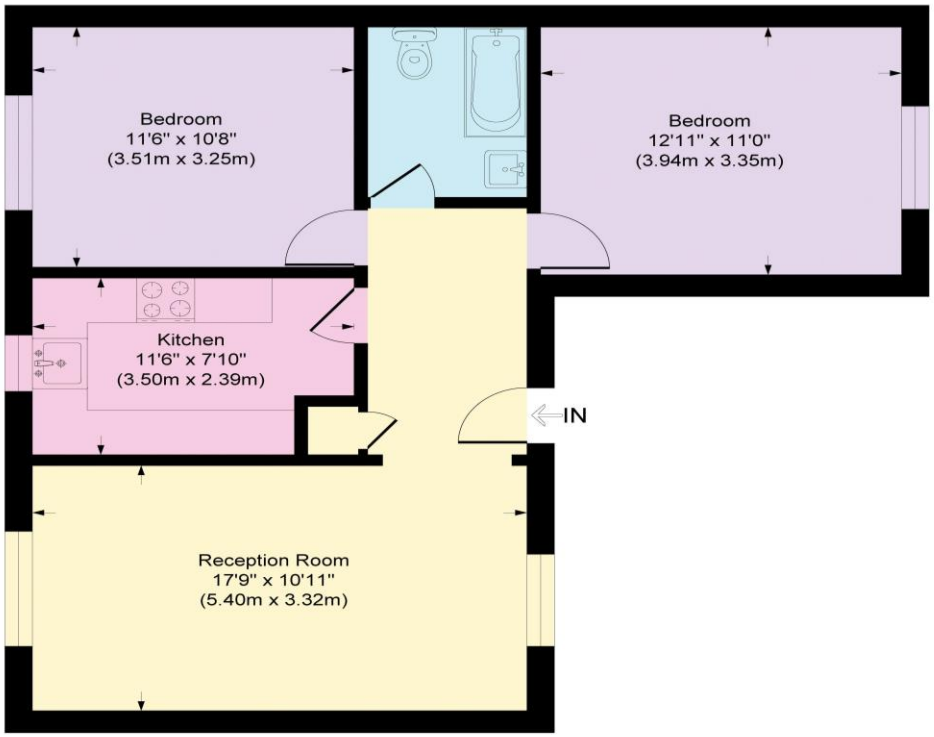
LEASE TERM: 180 years from 24 June 1959








Approximate Gross Internal Area
Total = 63.7 sq m / 686 sq ft



First Floor

CONSUMER PROCTECTION 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.