



VILLAGE ESTATES

• EST.1993 •



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**ALLOCATED PARKING
HIGH SPECIFICATION
10 YEAR BUILD WARRANTY**

**PRIVATE EXTENDED PATIO
CENTRAL SIDCUP LOCATION
CLOSE TO AMENITIES**



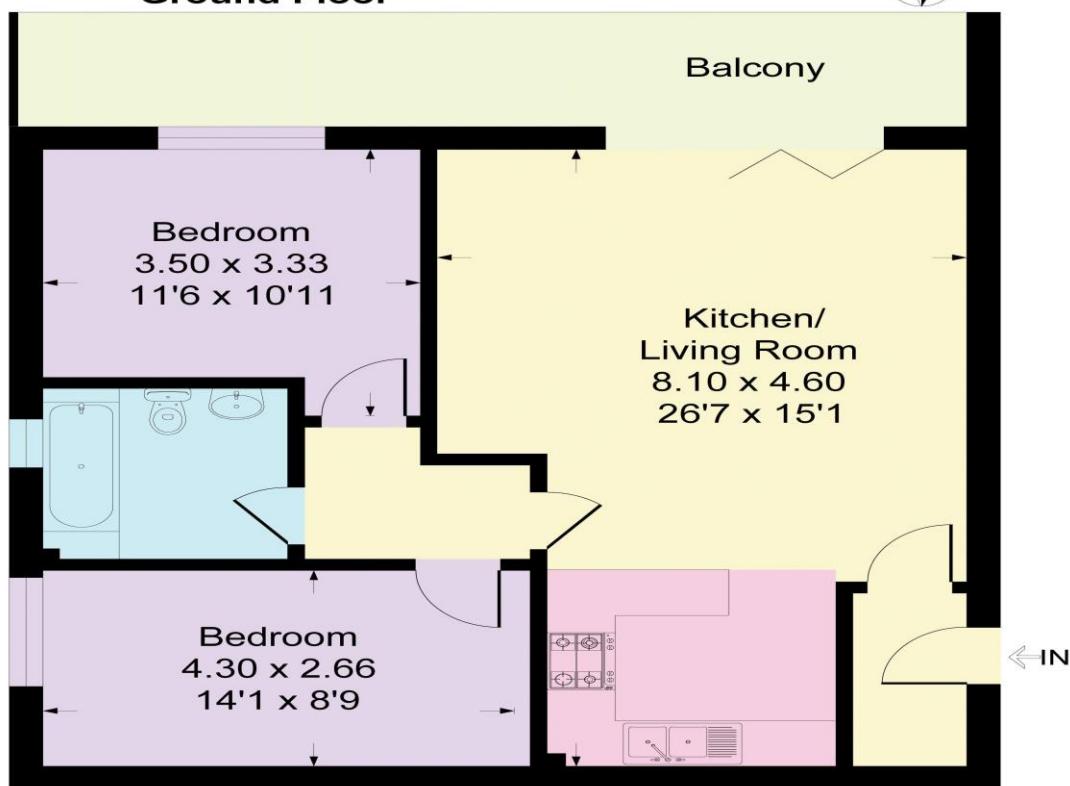
**Flat 7 Rookwood House
1 Ash Close
Sidcup, DA14 4HF**

£400,000

One of only two exceptional new-build two-bedroom apartments, this home boasts an extended private patio overlooking a tranquil private cul-de-sac. Crafted to the highest standard, it combines sophisticated interiors with modern energy efficiency and comfort. Complete with allocated parking, a 10-year warranty, and an impressive 900-year lease, this exclusive property offers enduring quality and peace of mind. Perfectly positioned near Sidcup's shops, transport links, and local amenities, it presents a truly distinguished contemporary lifestyle.



Approximate Gross Internal Area = 66.0 sq m / 710 sq ft
Ground 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.