



Woodchurch Close, Sidcup, DA14 6QH
Guide price £325,000 - £350,000 Leasehold

 2
  1
  1
  D

Guide Price £325,000 - £350,000 The Homes Group are proud to represent this well presented and spacious split level maisonette located in a no through road within easy access of Sidcup & New Eltham. Accommodation includes private entrance, bright & airy living room, refitted kitchen/diner with the two bedrooms and fabulous bathroom on the top floor. In our opinion an ideal first home or a perfect down-size without compromise opportunity.

Tenure: Leasehold. Lease Term: 220 years from 29th September 1963. Remaining Lease: 157 years. Ground Rent: Peppercorn. All information to be verified by sellers solicitor.

Entrance Porch

6'8 x 6' (2.03m x 1.83m)

First Floor Landing

Living Room

13'2 x 10'9 (4.01m x 3.28m)

Kitchen/Diner

13'10 x 9'4 (4.22m x 2.84m)

Second Floor Landing

Bedroom One

12'7 x 10'9 (3.84m x 3.28m)

Bedroom Two

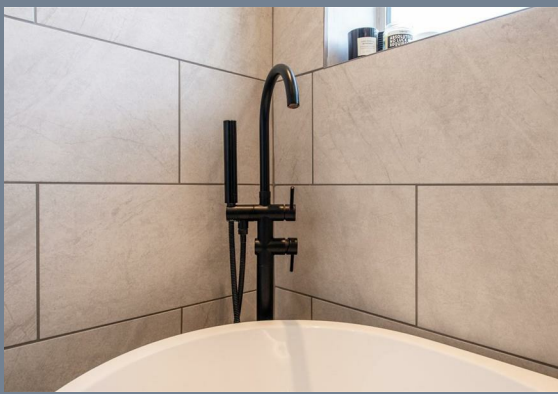
10'2 x 7'6 (3.10m x 2.29m)

Bathroom

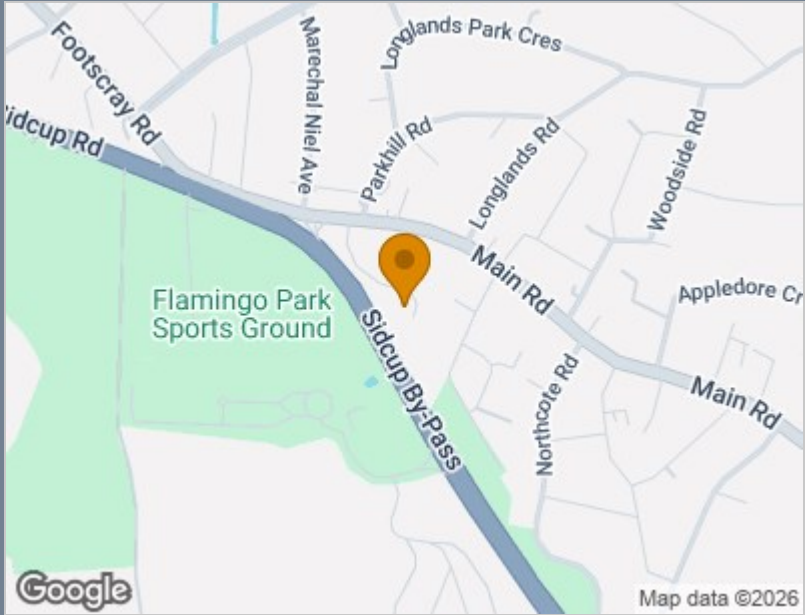
7'2 x 5'11 (2.18m x 1.80m)

Tenure: Leasehold

Council Tax: Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.