



**Kemnal Court**  
**Main Road**  
Sidcup  
DA14 6QL  
  
**Leasehold**

This spacious 2 bedroom, 2 bathroom, ground floor flat would make an ideal first purchase and is situated close to local shops and bus routes and convenient for Sidcup station.

The property briefly comprises: Entrance hall, lounge, modern kitchen, two double bedrooms - one with ensuite and a modern bathroom. Externally there is an allocated parking space to the rear and communal gardens.

The property is offered CHAIN FREE and early viewing is highly recommended.



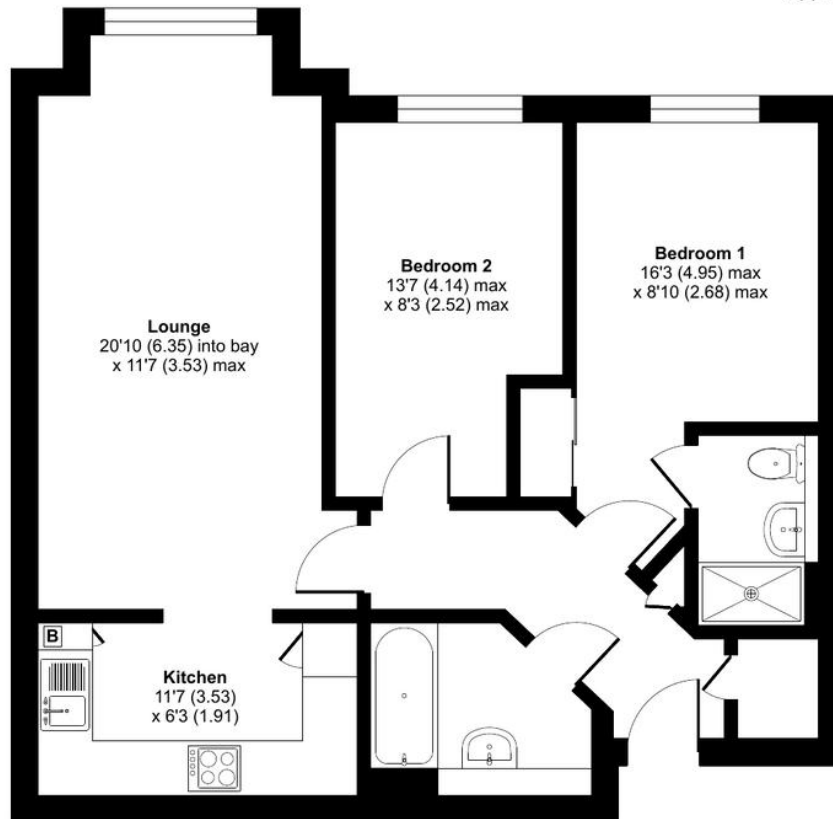
**Local Authority** Bexley London Borough  
Council  
**Council Tax Band** C  
**EPC Rating** C

**Lease** 107 years remaining (125 years from  
1.1.2008)  
**Service Charge** £1,880 per annum  
**Ground Rent** £250 per annum

## Main Road, Sidcup, DA14

Approximate Area = 700 sq ft / 65 sq m

For identification only - Not to scale



GROUND FLOOR

**Drewery Property Consultants**  
128 Station Road  
Sidcup  
Kent  
DA15 7AF

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

