



## Julian Court, DA14

Offers Over £325,000

- Close To Transport Links
- Communal Gardens
- Council Tax Band C
- Excellent Condition
- Garage En Bloc
- Ground Floor
- Share Of Freehold
- Two Bedrooms



This superb two double bedroom flat is offered in a great location in Sidcup, Kent.

The property is set on the ground floor of this well maintained, purpose built block and comprises of a welcoming reception room, separate kitchen, a modern bathroom suite and two double bedrooms. There is also the benefit of an allocated garage en bloc.

Offering a fantastic location, Sidcup Train Station is just a short walk away which provides fast and easy access to Central London stations such as Charing Cross and London Bridge. The vast array of amenities on Sidcup High Street are also easily accessible.

Share Of Freehold

Lease – 960 years remaining (Approx.)

Service Charge - £840 Per Year (Approx.)

Ground Rent - £0 Per Year (Approx.)

Contact Kallars today to arrange your viewing.



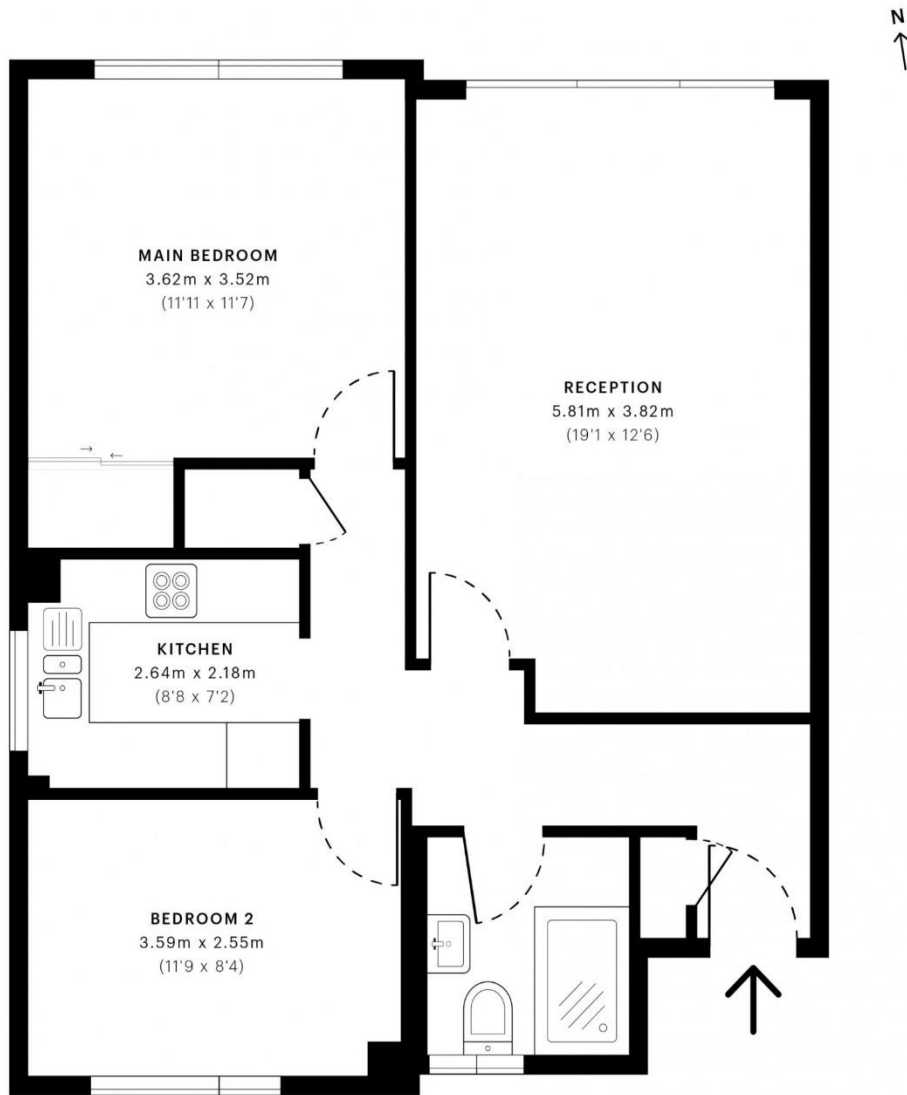
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— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
66.16 sqm / 712.14 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes wallrooms, restricted head height  
63.14 sqm / 679.63 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM3 3B RESIDENTIAL 67.27 sqm / 724.09 sqft  
IPM3 3C RESIDENTIAL 64.40 sqm / 693.20 sqft

SPEC ID 56374abe5155ed30ddcfbe2ff

