



**Edwin Arnold Court**  
**Main Road**  
Sidcup  
DA14 6PQ  
**Leasehold**

Offered for sale is this unique 2 bedroom ground floor apartment in a development where residents must be over 55 years of age. The property is well presented and sits in a location that offers easy access to local shops, Sidcup High Street, restaurants and transport links.

The property briefly comprises: Secure gated entrance with CCTV, own private entrance to the apartment, hallway, lounge, 2 good sized bedrooms, a modern kitchen and shower room. There are pull cords in every room and we feel it would be a great purchase for anyone looking to downsize. Externally there are communal courtyard grounds and parking to the front. \*Offered Chain Free\* Residents must be over 55 years of age\*

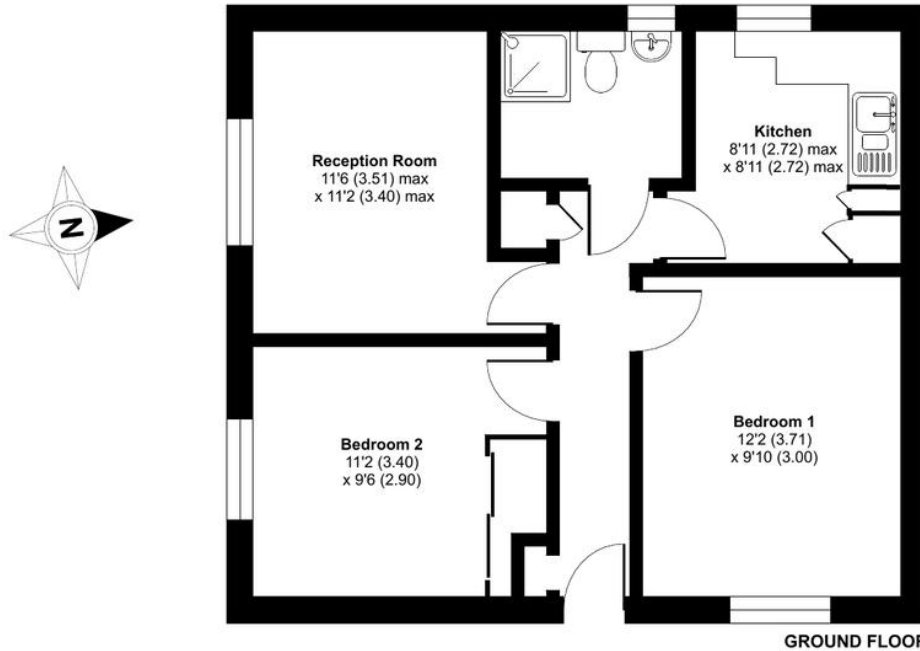


**Local Authority** Bexley London Borough  
Council  
**Council Tax Band** B  
**EPC Rating** C

**Lease** 98 years remaining  
**Service Charge** £3058 per annum  
**Ground Rent** £100 per annum

## Edwin Arnold Court, Main Road, Sidcup, DA14

Approximate Area = 527 sq ft / 49 sq m  
For identification only - Not to scale



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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.