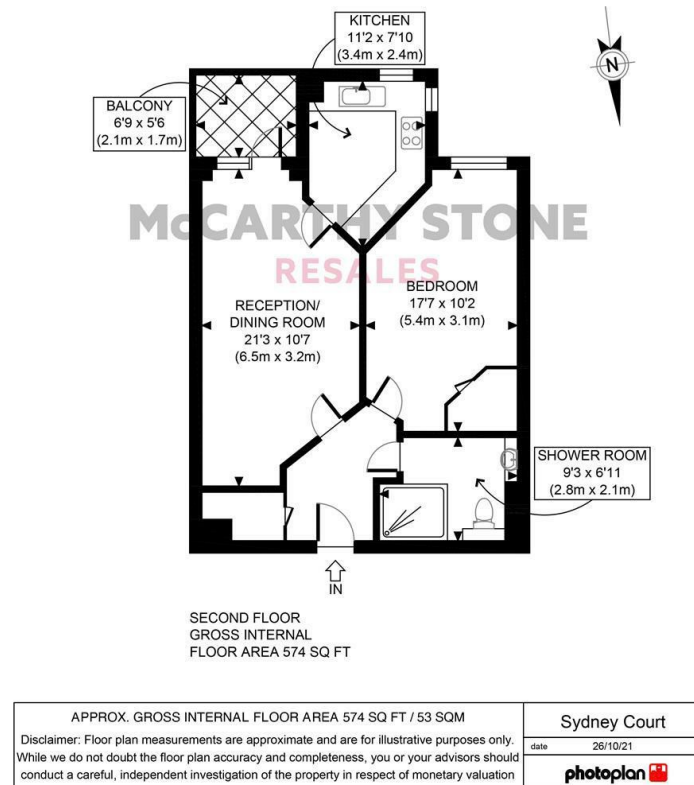
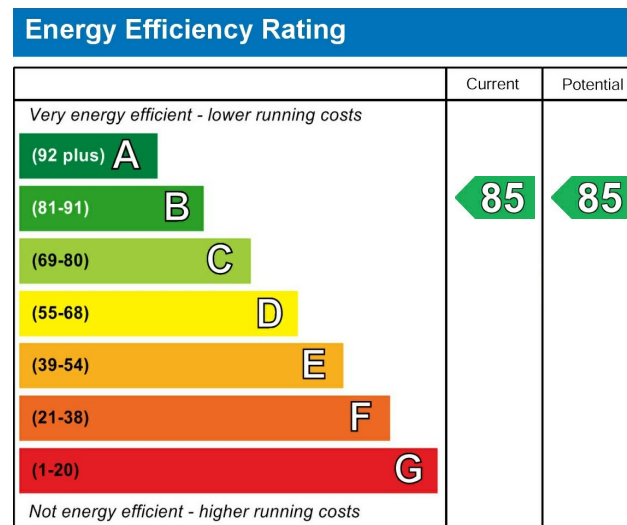


McCARTHY STONE RESALES

46 SYDNEY COURT,
LANSDOWN ROAD, SIDCUP, DA14 4EF



COUNCIL TAX BAND: C



McCARTHY STONE RESALES

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A one bedroom, second floor RETIREMENT LIVING PLUS apartment. Boasting Living Room with South Westerly facing walk-out BALCONY and UNDERFLOOR HEATING throughout. ALLOCATED CAR PARKING SPACE.

PRICE REDUCTION

ASKING PRICE £290,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LANSDOWN ROAD, SIDCUP

SUMMARY

Sydney Court is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and a landscaped courtyard. There is a fully equipped laundry room and bistro-style restaurant that serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There are lifts to all levels in the building, mobility scooter store and wellbeing suite. There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Sydney Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Sydney Court backs on to Waring Park with beautiful views. There is an Arts and Adult Education Centre at the end of the road. The

main Station Road, with restaurants and shops, is nearby, and Sidcup railway station is less than 1/2 a mile away. You can catch direct trains to London Charing Cross and Cannon Street, as well as Lewisham and Woolwich there is also a good local bus service.

ENTRANCE HALL

Front door with spy hole opens into the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunstall emergency response pull cord system. Doors lead to the bedroom, living room and shower room.

LIVING ROOM WITH BALCONY

A bright, well-proportioned lounge with double glazed patio door with windows to the side leading onto the balcony with a South Westerly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fitted kitchen with a range of modern low and eye level units and drawers with contrasting work surfaces. Dual aspect UPVC double glazed windows. Stainless steel sink with mono lever tap and drainer. Waist level oven, ceramic hob, cooker hood and integral fridge freezer and under pelmet lighting.

1 BEDROOMS £290,000

BEDROOM

Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled with non-slip resistant floor tiling, walk-in with level access shower. Underfloor heating and grab rails. WC and Vanity unit with sink mirror, heated towel rail, and shaver socket. Emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £10,301.35 per annum (for financial year end 30/06/2024)

LEASE INFORMATION

Lease: 999 years from 1st Jan 2017

Ground rent: £495 per annum

Ground rent review: 1st Jan 2032

CAR PARKING

This apartment benefits from having an allocated car parking space.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

