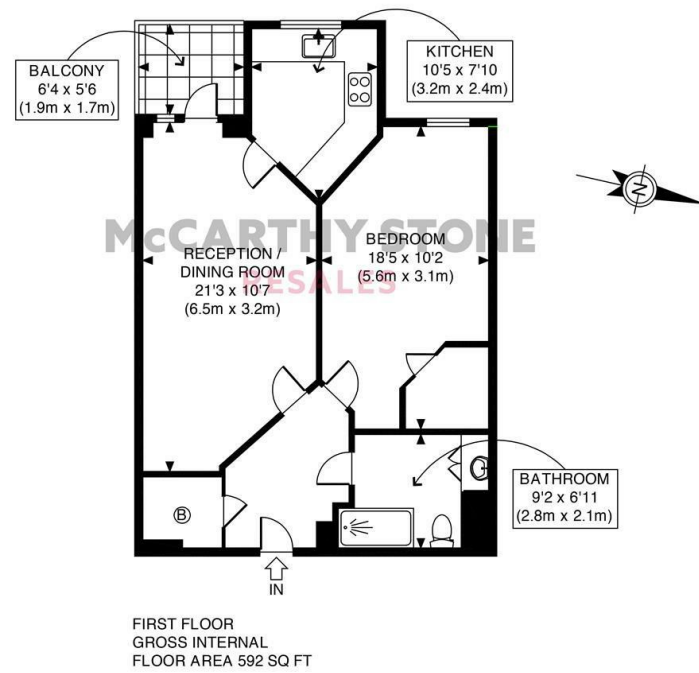


McCARTHY STONE RESALES

26 SYDNEY COURT
LANSDOWN ROAD, SIDCUP, DA14 4EF



APPROX. GROSS INTERNAL FLOOR AREA 592 SQ FT / 55 SQ M
Ref: AMMCS - 140622 Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A beautifully presented, spacious and bright one bedroom, first floor apartment benefitting from having a walk-out-balcony and a sunny south westerly aspect. Sydney Court offers everything for a relaxing and safe retirement with a little extra help when needed. From enjoying the restaurant and freshly prepared meals daily, socializing in the communal lounge or seating areas in the stunning landscaped gardens to being pampered in the Wellness Suite.

PRICE REDUCTION

ASKING PRICE £264,500 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. This apartment features Oak veneered doors throughout, a fully fitted kitchen with NEFF appliances, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

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 leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the 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 emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

LIVING ROOM WITH BALCONY

A bright and spacious immaculately presented living room with double glazed patio door with windows to the side leading onto the balcony and 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

Tiled and fitted modern kitchen with an extensive range of base and eye level units and drawers with contrasting work surfaces. UPVC double glazed windows. Stainless steel sink with mono lever tap and drainer. Fitted NEFF waist level electric oven with microwave above, ceramic hob, cooker hood with extractor and integral fridge freezer, under pelmet lighting.

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

1 BEDROOMS £264,500

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, but does include the cost of your Estates Manager and one hour of domestic help per week. 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)

LEASEHOLD

Lease 999 Years from Jan 2017
Ground Rent £495 per annum
Ground Rent Review Date: January 2032

ADDITIONAL INFORMATION & SERVICES

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

