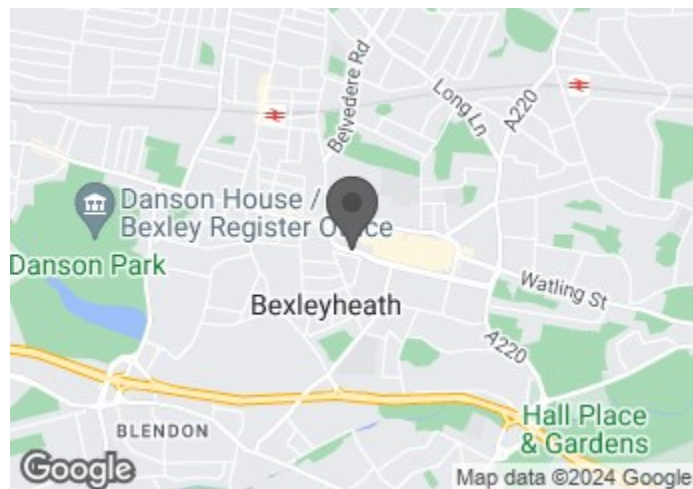


APPROX. GROSS INTERNAL FLOOR AREA 614 SQ FT / 57 SQ M  
Ref: - 140224 Copyright **photoplan**

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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
RESALES**

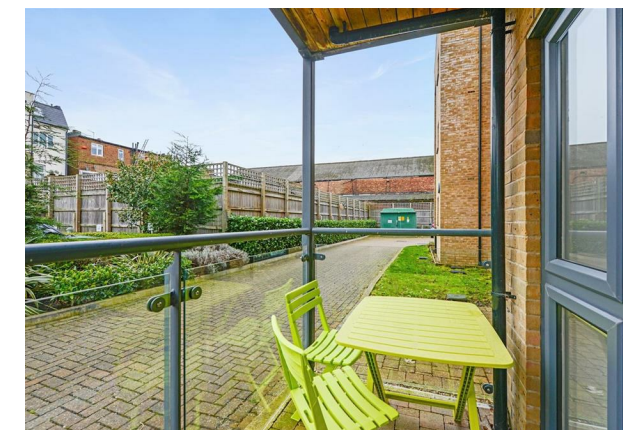
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**McCARTHY STONE  
RESALES**

**8 CARDAMOM COURT**  
71 ALBION ROAD, BEXLEYHEATH, DA6 7AX



A seldomly available and immaculately presented spacious one bedroom ground floor apartment with patio accessed from the living room is being offered for sale with its own allocated car parking space.

All within the much sought after Cardamom Court retirement living development. Viewings are highly recommended to fully appreciate this stunning apartment and development.

**ASKING PRICE £320,000 LEASEHOLD**

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

# ALBION ROAD, BEXLEYHEATH

1 BED | £320,000

## SUMMARY

Cardamom Court was built by McCarthy Stone in 2017 and is purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a Concierge on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points throughout the development and apartments. The development includes a Homeowners' lounge and landscaped gardens, buggy store, roof terrace and bike shed.

The Concierge is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs in the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from a far, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Cardamom Court has direct access to the local High street via a secure gate, the development is right in the heart of a full array of shops and amenities as well as excellent transport links to take you directly to nearby Central London, Bexley, Dartford, Sidcup, Welling and Bromley. The development also includes on-site parking to make travel even easier.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## ENTRANCE HALL

Spacious entrance hall with walk-in storage/utility cupboard with ceramic tiled flooring housing a BOSCH washer/dryer, hot water cylinder and shelving. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

## LIVING ROOM WITH COVERED PATIO

A bright and spacious double aspect living/dining room benefitting from double glazed patio door with windows to the sides opening onto a brick paved patio area with glazed screening and lighting. TV & BT points, SKY & SKY+ points and raised electric power sockets. Fitted carpets and underfloor heating with individual thermostats.

## KITCHEN

Modern fully fitted kitchen with tiled floor and an excellent range of high gloss wall and base units with contrasting worktops. Integral appliances include; waist height oven, microwave, ceramic four ring hob with opaque glass splash back, stainless steel extractor hood and fitted fridge/freezer. Electronically operated window for ease of use.

## BEDROOM

A spacious double bedroom with large walk-in wardrobe, housing shelving and hanging rails. Underfloor heating, raised power points, TV and BT points.

## SHOWER ROOM

Modern white suite includes; Fully tiled walk-in level access shower with thermostatically controlled shower, glazed shower screen and grab rail, underfloor heating,

close coupled WC and vanity unit with wash basin inset, mirror and light above, electric chrome ladder style towel warmer and 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 House Manager.

Service Charge: £2,323.47 per annum (up to financial year end 30/06/2024).

## LEASEHOLD

Lease length: 999 years from Jan 2017

Ground rent: £435 per annum

Ground rent review date: Jan 2032

## CAR PARKING

This apartment benefits from having it's own allocated car parking space.

## ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

