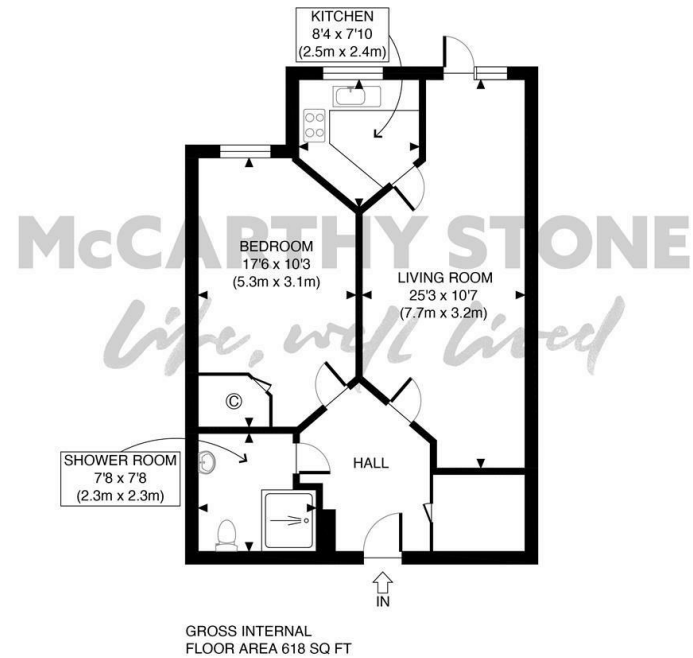


McCARTHY STONE RESALES

13 SYDNEY COURT
LANSDOWN ROAD, SIDCUP, DA14 4EF



APPROX. GROSS INTERNAL FLOOR AREA 618 SQ FT / 57 SQM	Sydney Court
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	date 26/04/24
	photoplan



COUNCIL TAX BAND: C



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



McCARTHY STONE RESALES

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A bright and spacious ONE BEDROOM retirement apartment located on the GROUND FLOOR with a paved patio and a delightful outlook over the gardens. The apartment is presented in excellent order and ready to move into.

*** NEW CARPETS THROUGHOUT ***

PRICE REDUCTION

ASKING PRICE £255,000 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. This apartment features Oak veneered doors and new carpets throughout, a large living room opening onto a paved patio area with lawns, a fully fitted kitchen with NEFF appliances, underfloor heating, fitted and tiled shower room with level access shower, a spacious double bedroom with a walk-in wardrobe and a 24 hour emergency call system.

Communal facilities include a homeowners communal lounge where social events and activities take place, a function room and a landscaped courtyard and gardens with seating areas. 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 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. Doors lead to the bedroom, living room and shower room.

LIVING ROOM WITH PATIO

A spacious living room with a feature fireplace providing a lovely focal point. Double glazed patio door and windows to side opening onto a delightful paved patio area with exterior lighting surrounded by gardens and a lawned area adjacent to Waring Park perfect for alfresco dining on warm summer days/evenings or just somewhere peaceful to sit and read a good book. 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

Partly tiled and fitted kitchen with an excellent range of modern base and wall units and drawers with contrasting work surfaces. Electronic UPVC double glazed window overlooking gardens. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven and microwave oven above, ceramic hob with opaque glass splash back, stainless steel cooker hood and integral fridge freezer and under pelmet lighting. (We have been informed by the vendor that the oven and hob are unused).



1 BEDROOMS £255,000

BEDROOM

Double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Windows with views over the garden.

SHOWER ROOM

Fully tiled with non-slip resistant floor tiling, walk-in level access thermostatically controlled shower. Underfloor heating and grab rails. Close coupled WC. Vanity unit with wash basin and storage beneath, 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. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £10,892.92 per annum (for financial year end 30/06/2025)

LEASEHOLD

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

NHBC 10 Year warranty from 2017

PARKING

No car parking space is included in the sale of the property.

ADDITIONAL INFORMATION AND SERVICES

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

