

# McCARTHY STONE RESALES

## 14 CARDAMOM COURT ALBION ROAD, BEXLEYHEATH, DA6 7AX



Total floor area 53.4 m<sup>2</sup> (575 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### 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>		
(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		
	<b>86</b>	<b>86</b>



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A beautifully presented and spacious one bedroom, first floor retirement apartment with a large covered balcony accessed from the living room. Excellent location for all local amenities, landscaped gardens and a roof terrace provide ideal seating areas for warm and sunny days.  
\*\*\* Must be viewed to fully appreciate \*\*\*

**ASKING PRICE £290,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# ALBION ROAD, BEXLEYHEATH

1 BED | £290,000

## 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.

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 AND BALCONY

A bright and spacious living/dining room benefitting from double glazed patio door with windows to the sides opening onto a large balcony with glazed balustrades 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 a range of high gloss wall and base units with contrasting worktops. Integral appliances include; waist height oven, microwave, ceramic four ring hob, stainless steel extractor hood, dishwasher and fitted fridge/freezer.

## BEDROOM

A beautifully presented and 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 and glazed screen, underfloor heating and grab rails, close coupled WC and vanity unit with sink inset, mirror and light above, electric 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: £2323.47 per annum (up to financial year end 30/06/2024).

## LEASEHOLD

Lease length: 999 years from 2017

Ground rent: £435 per annum

Ground rent review: Jan 2032

## ADDITIONAL INFORMATION & SERVICES

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

