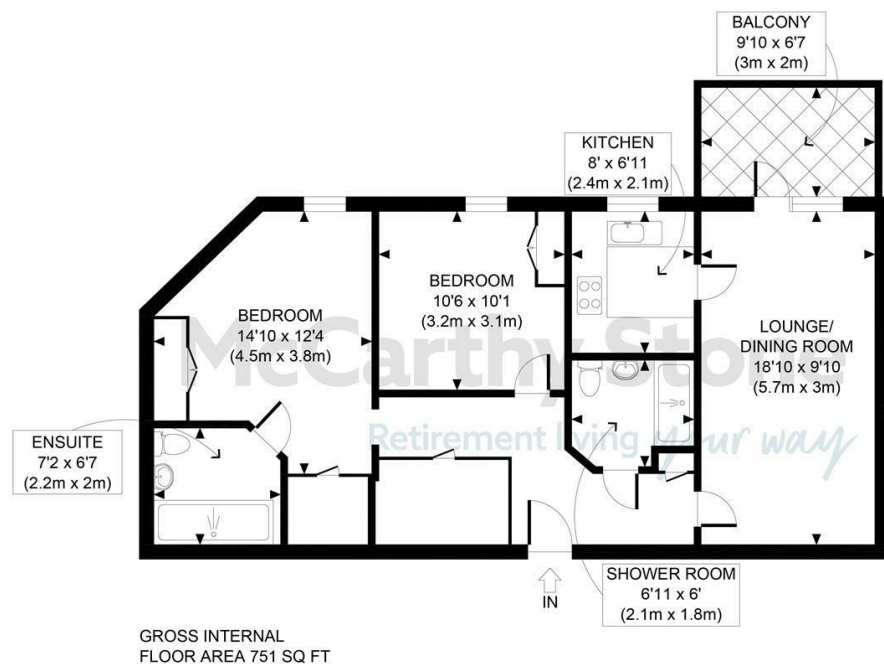
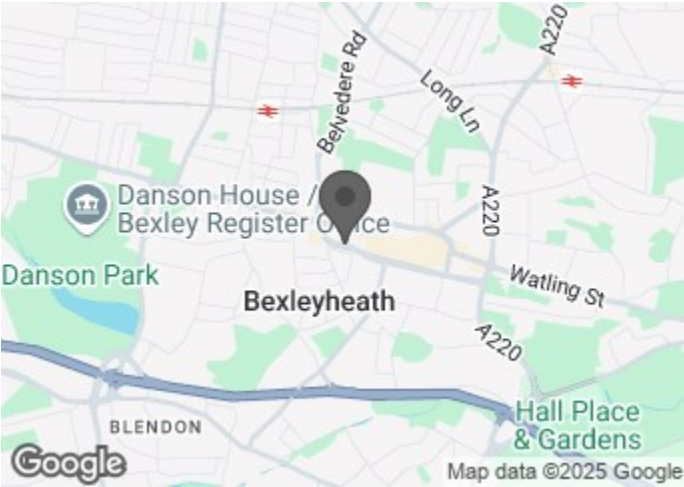




APPROX. GROSS INTERNAL FLOOR AREA 751 SQ FT / 70 SQM	cardamom court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 15/10/24
	photoplan

COUNCIL TAX BAND: D



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		



A beautifully presented and spacious two bedroom, two shower rooms first floor retirement apartment with a large 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.

ALLOCATED CAR PARKING SPACE

*** Must be viewed to fully appreciate ***

ASKING PRICE £410,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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ALBION ROAD, BEXLEYHEATH

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 during office hours and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the apartment and throughout the development.

This first floor apartment features a modern fully fitted kitchen, spacious living room with access onto a covered balcony with glazed balustrades and exterior lighting, two double bedrooms one en-suite shower room and separate shower room. 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 afar, 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

Door with spy hole and letter box leads into a large entrance hall with walk-in storage/airing cupboard fitted with a washer dryer. Illuminated light switches, smoke alarm, apartment security door entry system, intercom and emergency call system.

LIVING ROOM & BALCONY

A spacious living room benefitting from a glazed patio door with windows to the side opening onto a delightful covered balcony with outside lighting and glazed balustrades. TV and BT points. Sky & Sky+ points, raised electric power sockets. Underfloor heating with individual thermostats.

KITCHEN

Modern fully fitted kitchen with an excellent range of white high gloss base and wall units and drawers fitted with contrasting work surfaces. Tiled floor and electronically operated double glazed window. Features include waist height Bosch electric oven with Bosch microwave above, ceramic hob with opaque glass splash back, stainless steel extractor hood, integrated fridge/freezer, stainless steel sink and drainer with mono lever tap.

BEDROOM ONE WITH EN-SUITE SHOWER ROOM

Spacious double bedroom with large walk-in wardrobe housing shelving and hanging rails. This delightful bedroom has been enhanced with bespoke fitted wardrobes. Underfloor heating, raised power points. TV and BT points. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fully tiled walk-in level access thermostatically controlled shower with underfloor heating, grab rails and glass shower screen. Close coupled WC, vanity unit with wash basin and mirror with light and integral shaver point above. Chrome ladder style heated towel warmer. Spotlights. Emergency pull cord.

BEDROOM TWO

A second double bedroom of excellent proportions with bespoke fitted wardrobes. Raised power points. Underfloor heating.

SHOWER ROOM

Part tiled and fitted with suite comprising shower cubicle with



2 BED | £410,000

glass screen and sliding glass door, grab rails, WC, pedestal wash basin with mirror, light and shaver point above. Ladder style towel warmer. Underfloor heating 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

Service Charge: £3,671.07 per annum (up to financial year end 30/06/2025)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

Lease 999 Years from the 1st January 2017
Ground Rent £595 per annum
Ground Rent Review Date: January 2032
Council: Bexley

CAR PARKING

This apartment has its own allocated car parking space

ADDITIONAL INFORMATION & SERVICES

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

