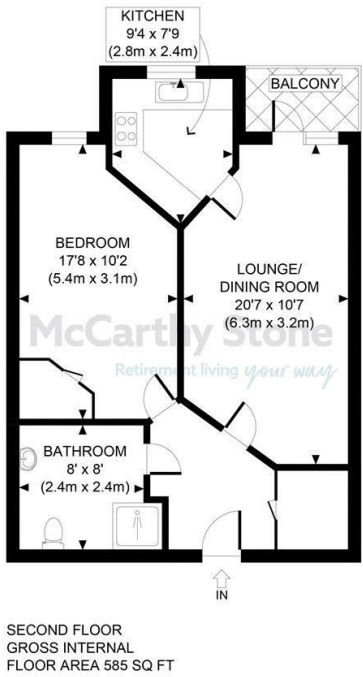


19 Sydney Court

Lansdown Road, Sidcup, DA14 4EF



APPROX. GROSS INTERNAL FLOOR AREA 585 SQ FT / 54 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 02/12/24
	photoplan



Asking price £275,000 Leasehold

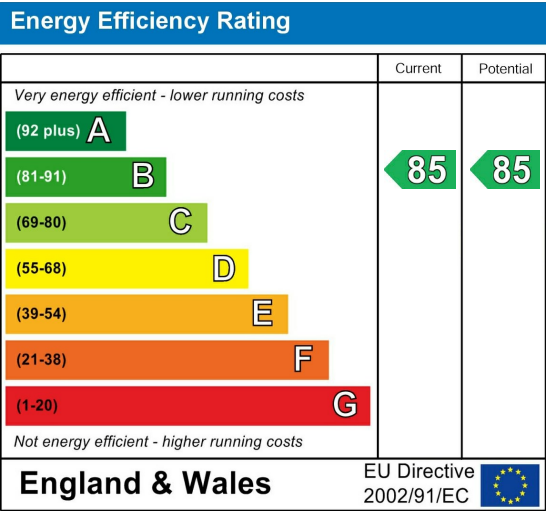
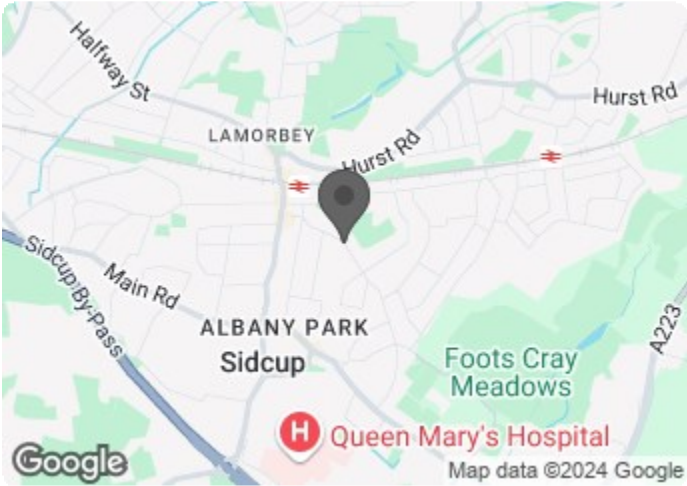
A bright and spacious one bedroom retirement apartment located on the first floor with a balcony and a delightful outlook over Waring Park.

This property has it's own allocated car parking space.

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: C



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.





# 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 spacious living room extending onto a balcony with views over the park, a fully fitted kitchen with NEFF appliances, a double bedroom with walk in wardrobe, underfloor heating, fitted and tiled shower room with level access shower and a 24-hour emergency call system. Brand new fitted carpets.

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/hairdressing salon. There is a 24-hour emergency call system provided by a personal pendant and call points in the entrance hall, bedroom and bathroom as well as throughout the development and 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 being 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 wall mounted. 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 Balcony

A spacious and bright living room with double glazed patio door and windows to side opening onto a delightful balcony with views over Waring Park. Feature fireplace, 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 Waring Park and playing fields. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven and microwave oven above, ceramic hob, stainless steel cooker hood and integral fridge freezer and under pelmet lighting.

### 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 park.

### 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



# 1 Bed | £275,000

- 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)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

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

NHBC 10 Year warranty from 2017

### Car Parking

This apartment has it's own allocated car parking space " J ".

### Additional Information & Services

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

