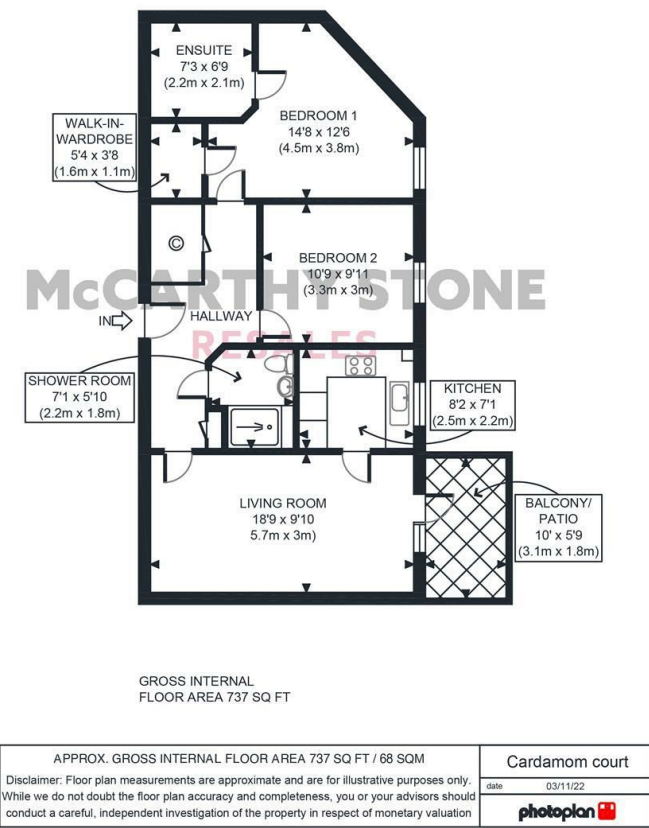


1 Cardamom Court

Albion Road, Bexleyheath, DA6 7AX

PRICE  
REDUCED



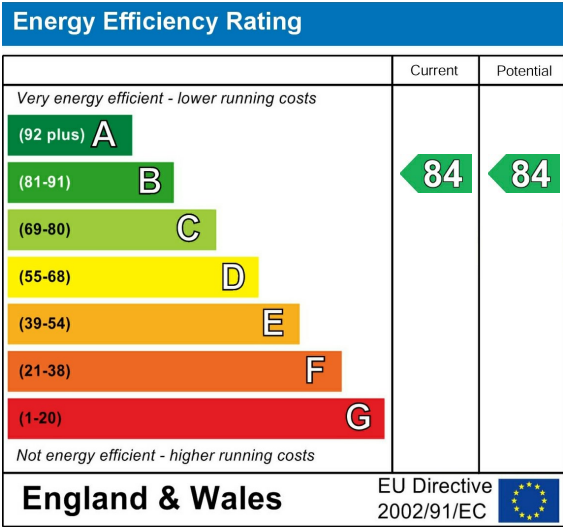
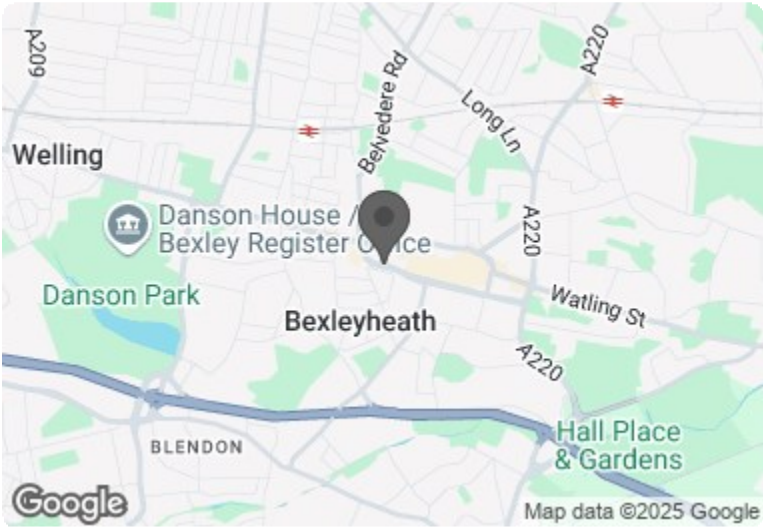
PRICE REDUCTION

Asking price £425,000 Leasehold

A beautiful and spacious two bedroom, two shower rooms GROUND FLOOR retirement apartment with a PATIO AREA and an allocated PARKING SPACE.

\*\*\* NEW CARPET FITTED TO LIVING ROOM \*\*\*

Council Tax Band: D



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.



Call us on 0345 556 4104 to find out more.



# Cardamom Court , Albion Road, Bexley

# 2 Bed | £425,000

PRICE  
REDUCED

### 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.

The ground floor apartment features a modern fully fitted kitchen, spacious living room with access onto an enclosed patio with glazed screening, two double bedrooms one en-suite shower room and separate shower room. This property has its own car parking space. 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 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

Large entrance hall with walk-in storage/airing cupboard fitted with a washer dryer. Illuminated light switches, apartment security door entry system, intercom and emergency call system.

### Living room with patio door to patio area

\*\*\* NEW CARPET FITTED \*\*\* A spacious living room with feature fire surround, glazed patio door with windows to the side opening onto a delightful, covered brick paved patio with outside lighting and glazed screening. 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 base and wall units fitted with contrasting work surfaces. Tiled floor and electronically operated double glazed window. Features include waist height electric oven with microwave above, ceramic hob, extractor hood, fitted fridge/freezer and dishwasher.

### Bedroom One with en-suite shower room

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points. Door to en-suite shower room.

### Ensuite Shower Room to main bedroom

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

Large second double bedroom, Raised power points. Underfloor heating.

### Shower Room

Part tiled and fitted with suite comprising shower cubicle with glass screen and door, grab rails, WC, pedestal wash basin with mirror, light and shaver point above. Underfloor heating and emergency pull cord.

### Service Charge

- 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: £4,172.70 per annum (for financial year ending 30/06/2026).

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).

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.

Car Parking - This property has its own parking space which was purchased with the property

### 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 is being offered with its own allocated car parking space.

### Moving made easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

### Additional Information & Services

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

