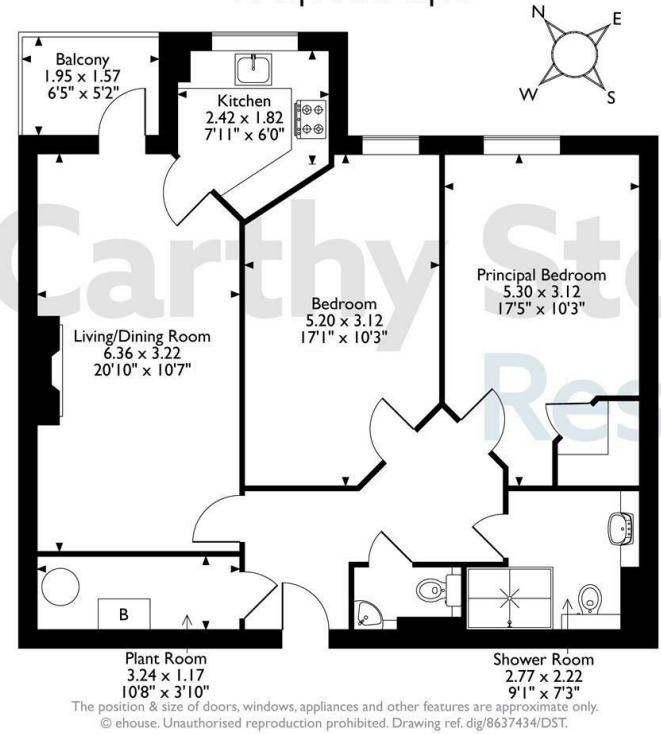
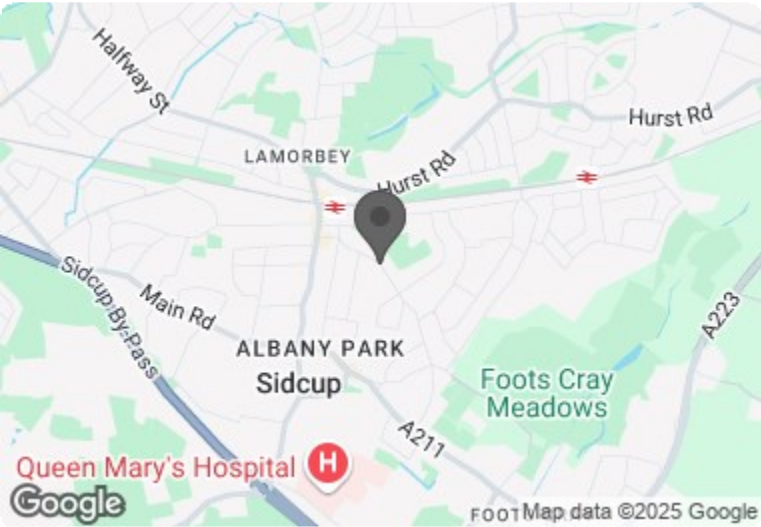


Sydney Court, Flat 18, 7-13, Lansdown Road, Sidcup
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

18 Sydney Court

Lansdown Road, Sidcup, DA14 4EF

PRICE
REDUCED



PRICE REDUCTION

Offers in the region of £400,000 Leasehold

A well presented TWO BEDROOM apartment situated on the first floor with BALCONY OVERLOOKING THE PARK and close to lift, within a POPULAR MCCARTHY STONE retirement living plus development offering quality care services delivered by experienced CQC registered Estates team, onsite restaurant and one hours domestic assistance per week. ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

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.



Sydney Court, Lansdown Road, Sidcup

2 Bed | £400,000

PRICE
REDUCED

Sydney Court

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 fully fitted kitchen with NEFF appliances, underfloor heating, fitted and tiled shower room with level access shower and a 24-hour emergency call system. Communal facilities include a homeowners lounge where social events and activities take place, a function room and a landscaped courtyard. 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 pull cord 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 and emergency pull cord located in the hall. Doors lead to the bedrooms, lounge, cloakroom and shower room.

Lounge With Balcony

A well-proportioned lounge with double glazed patio door and window to side opening onto balcony with views of communal gardens and the park beyond. Feature fireplace acts as an attractive focal point and the room allows ample space for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Modern fitted kitchen with a range of low and eye level units and drawers with a roll top work surface. Electronically operated window overlooking communal gardens and park beyond. Stainless steel sink with mono lever tap and drainer. NEFF oven, NEFF microwave oven, ceramic hob, splashback, cooker hood and integral fridge freezer, tiled floor and under pelmet lighting.

Bedroom One

Spacious master bedroom with views of gardens and the park beyond and has the benefit of a walk-in wardrobe housing rails and shelving. TV and phone point, ceiling light and raised electric power sockets.

Bedroom Two

Double second bedroom which could also be used for dining or a hobby / office room with window overlooking gardens and park. TV and phone point, ceiling light and raised electric power sockets.

Shower Room

Tiled shower room with walk-in level access shower. WC and Vanity unit with sink mirror, heated towel rail, and shaver socket. Underfloor heating and grab rails. Emergency pull cord.

Separate WC

Partly tiled walls, WC, pedestal wash hand basin, mirror, tiled floor.

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system

- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

Service charge costing for year end 30th June 2025: £14,339.08

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

Leasehold Information

Lease 999 Years from 2017
Ground Rent £595. pa
Ground rent review: Jan-32
NHBC 10 Year warranty from 2017

Moving Made Easy & Additional Information

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 speak with our Property Consultant today.

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

