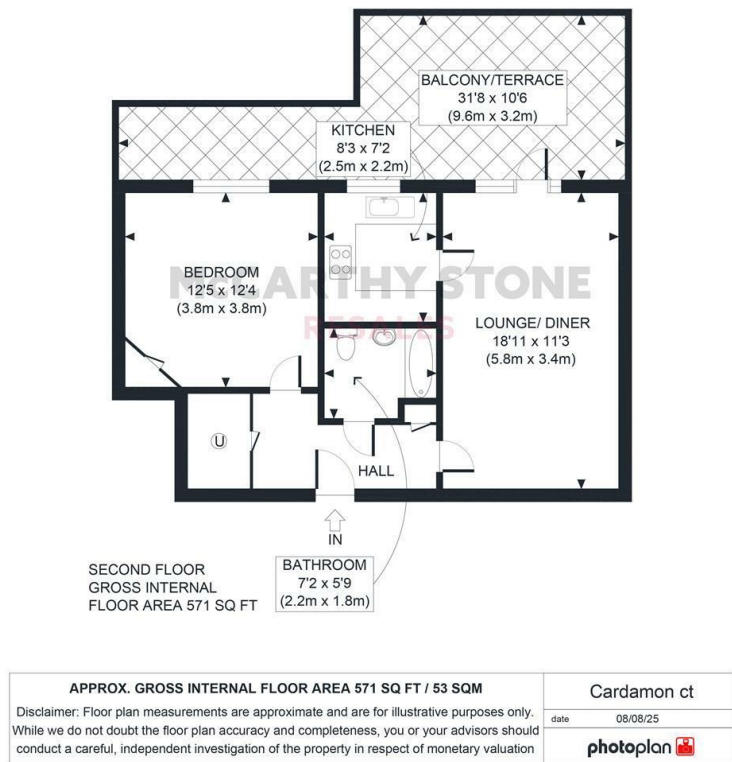


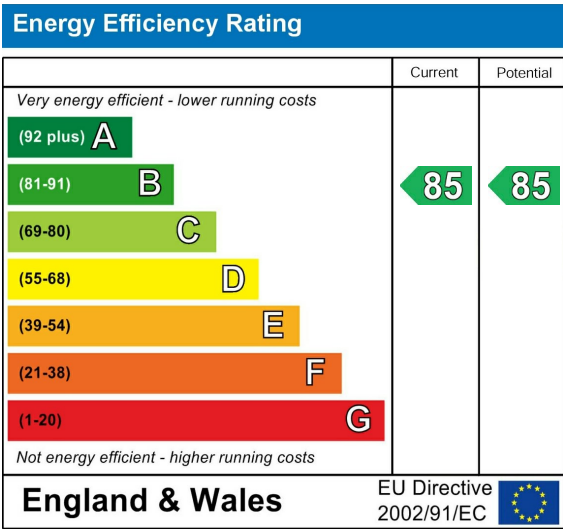
41 Cardamom Court

71 Albion Road, Bexleyheath, DA6 7AX

PRICE
REDUCED



Council Tax Band: C



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PRICE REDUCTION

Asking price £325,000 Leasehold

A beautifully presented and spacious one bedroom, third floor retirement apartment with the largest balcony in this development accessed from the living room. Perfect for alfresco dining or just relaxing with a good book on warm summer days, far reaching southerly views.

Excellent location for all local amenities, landscaped gardens and a roof terrace with seating.

Large allocated car parking bay.

*** Must be viewed to fully appreciated ***

Call us on 0345 556 4104 to find out more.

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 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 £30 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 washing machine, 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 with Balcony

A bright and spacious living/dining room benefitting from double glazed patio door with windows to the side opening onto a very large balcony (31'8" x 10'6") with glazed balustrades and lighting, the apartment enjoys a southerly aspect with far reaching views. 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 an excellent range of high gloss wall and base units with contrasting worktops. Integral appliances include; waist height electric oven, microwave, ceramic four ring hob, stainless steel extractor hood and fitted fridge/freezer.

Bedroom

A beautifully presented and spacious double bedroom with large walk-in wardrobe, housing shelving and hanging rails. Two large windows allowing plenty of natural light. 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.

Car Parking Space

This apartment is being sold with allocated car parking space 'B' this is a larger disabled bay.

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



1 Bed | £325,000

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: £2,781.80 per annum (up to financial year end 30/06/2026).

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

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

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.
- 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

