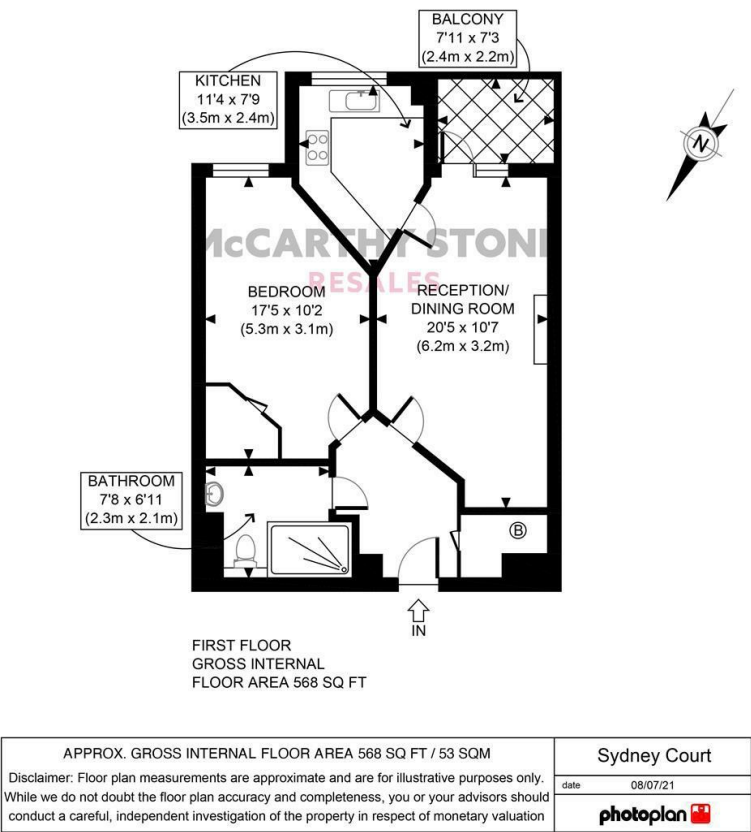


22 Sydney Court

Lansdown Road, Sidcup, DA14 4EF



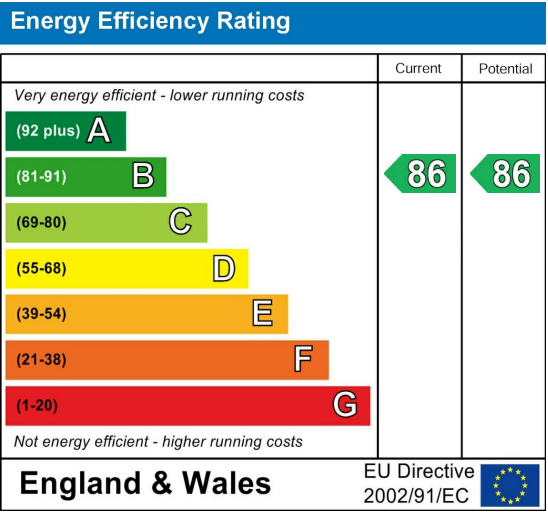
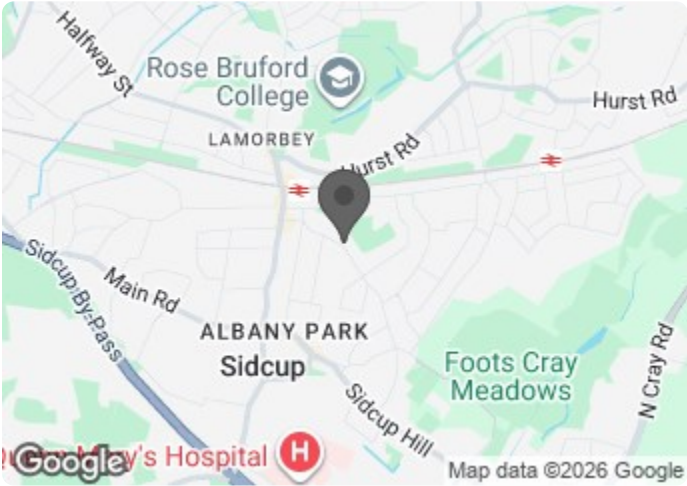
Asking price £275,000 Leasehold

ABSOLUTELY STUNNING. Retaining many original features this ex-show apartment comprises a well proportioned living room with access to a private balcony, a spacious double bedroom with walk-in wardrobe, wet room style shower room and a modern fully fitted kitchen. All windows and balcony have a southerly aspect allowing for maximum natural light.

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.



# Sydney Court, Lansdown Road, Sidcup, DA14 4EF

## 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 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 with oak style laminate flooring - the 24-hour Tunstall emergency response 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 located in the hall. Doors lead to the bedroom, living room and shower room.

## Living Room & Balcony

A living room of excellent proportions with double glazed patio door and windows to side opening onto a decked balcony and a southerly aspect. Feature fire surround with decorative electric fire. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Oak style laminate flooring, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Oak style laminate flooring. Ceiling lights, TV and phone point.

## Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. NEFF eye level oven, ceramic hob, cooker hood and integral fridge freezer. Dishwasher and under pelmet lighting.

## Shower Room

Fully tiled with slip resistant flooring, walk-in level access thermostatically controlled shower. Underfloor heating and grab rails. Close coupled WC and Vanity unit with wash basin, 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
- 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 | £275,000

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: £11,935.72 pa (for financial year end 30/06/2026)

## Leasehold

Lease 999 Years from 2017  
Ground Rent £495. pa  
Ground rent review: 2032  
NHBC 10 Year warranty from 2017

## Additional Information & Services

- Ultrafast Full Fibre 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

