

## 5 Bentley Court (Lewisham)

Whitburn Road, Lewisham, London, SE13 7US



**PRICE: £220,000**

**Lease: 125 years from 2004**

### Property Description:

#### **A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR BENEFITING FROM A PRIME LOCATION**

Bentley Court was constructed by McCarthy & Stone (Developments) Ltd. Bentley Court comprises of 33 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

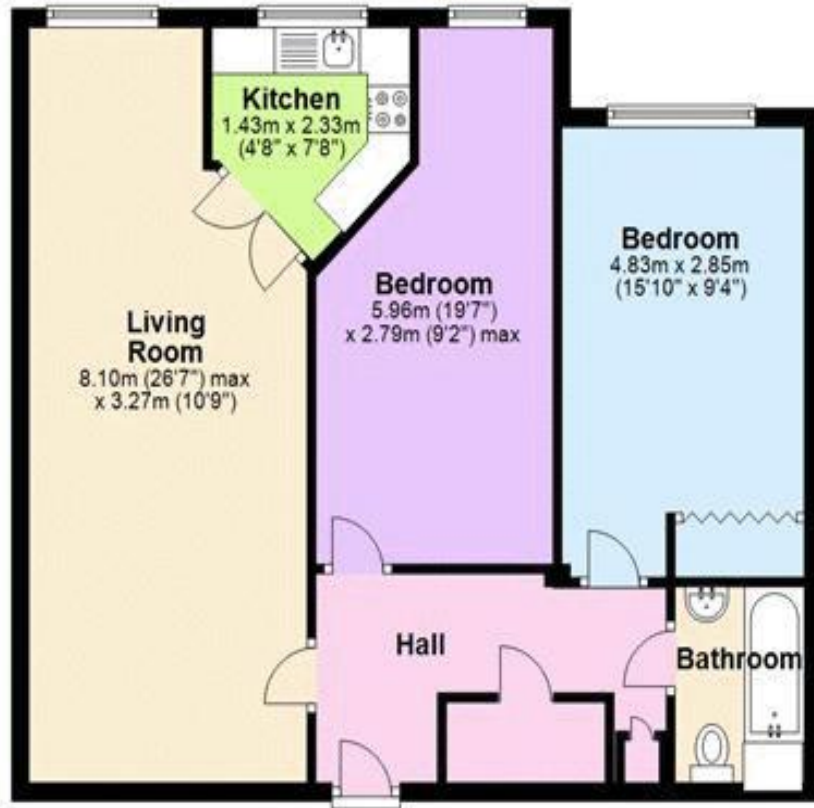
- Residents' lounge & Communal Gardens
- Communal Laundry
- 24 hour emergency Appello call system
- Security entry system and Fire detection equipment
- Guest Suite and Lift to all floors
- Development Manager
- Minimum Age 60
- Wheelchair Access
- Lease: 125 years from 2004



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

**Ground Floor**

Approx. 71.0 sq. metres (764.0 sq. feet)



Total area: approx. 71.0 sq. metres (764.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£450.00**

**Ground Rent Period Review:**

**Next uplift 2027**

**Annual Service Charge:**

**£4,865.40**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.