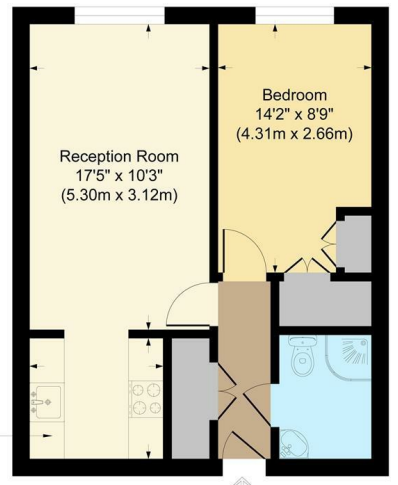


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Finch Court Lansdown Road

Approximate Gross Internal Area
Total = 44.7 sq m / 481 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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LANSDOWN ROAD
SIDCUP DA14 4EN
Guide price £99,995



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zoopla.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





NO FORWARD CHAIN AND AVAILABLE IMMEDIATELY

Welcome to this contemporary 1-bedroom first-floor retirement flat, designed specifically for the over 60s. Situated in a highly sought-after location, this modern home offers a perfect blend of comfort, convenience, and community living.

Inside, you'll find a bright and spacious living area, ideal for relaxation and entertaining. The modern kitchen features ample storage and high-quality appliances, making meal preparation a pleasure. The comfortable bedroom provides a tranquil retreat, and the well-appointed bathroom is designed for convenience and accessibility. There is also a cupboard in the hallway which has plumbing for a washing machine.

Residents can take advantage of the excellent communal amenities, including a washroom and a lounge, perfect for socializing with neighbors and enjoying community activities. The beautifully maintained communal garden offers a peaceful outdoor space to relax and enjoy nature. Parking is available on a first-come, first-served basis, ensuring convenience for those with vehicles. There is also a communal lift for easy access.

The property is located close to Sidcup High Street, providing easy access to a variety of shops, cafes, essential services, bus routes and the train station. The yearly maintenance fee is approximately £3439.84, and the ground rent is approximately £493.74. We believe the lease to be in the region of 88 years. For couples, one resident can be 55, but the other must be 60 or older.

With no forward chain, this flat offers a hassle-free move-in experience. Whether you're looking for a comfortable home or an ideal investment, this property is a fantastic opportunity to enjoy a relaxed and fulfilling retirement lifestyle. Schedule a viewing today and see all that this wonderful flat has to offer.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

LANSDOWN ROAD

SIDCUP DA14 4EN

- 1 BEDROOM RETIREMENT FLAT/1ST FLOOR
- CLOSE TO TRAIN STATION AND BUS ROUTES
- PARKING AVAILABLE ON A FIRST COME FIRST SERVED BASIS
- LEASE APPROX 88 YEARS
- NO CHAIN AHEAD
- COMMUNAL WASHROOM/LOUNGE/GARDEN AREA/COMMUNAL LIFT FOR EASY ACCESS
- YEARLY MAINTENANCE APPROX £3439.84 / GROUND RENT APPROX £493.74
- COUNCIL TAX BAND C
- 481 SQ FT
- EPC C

