

41 Finch Court, Lansdown Road, Sidcup, Kent, DA14 4EN



Price: £200,000

Lease: 86 years and 11 months

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH VIEWS OVER THE GARDEN

Finch Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 45 properties arranged over 3 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 single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 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 Laundry
- 24-hour emergency Appello call system
- Communal Satellite Dish (additional fees apply)
- Minimum Age 60
- Guest Suite
- Development Manager
- Lift to all floors
- Lease: 125 years from 1987



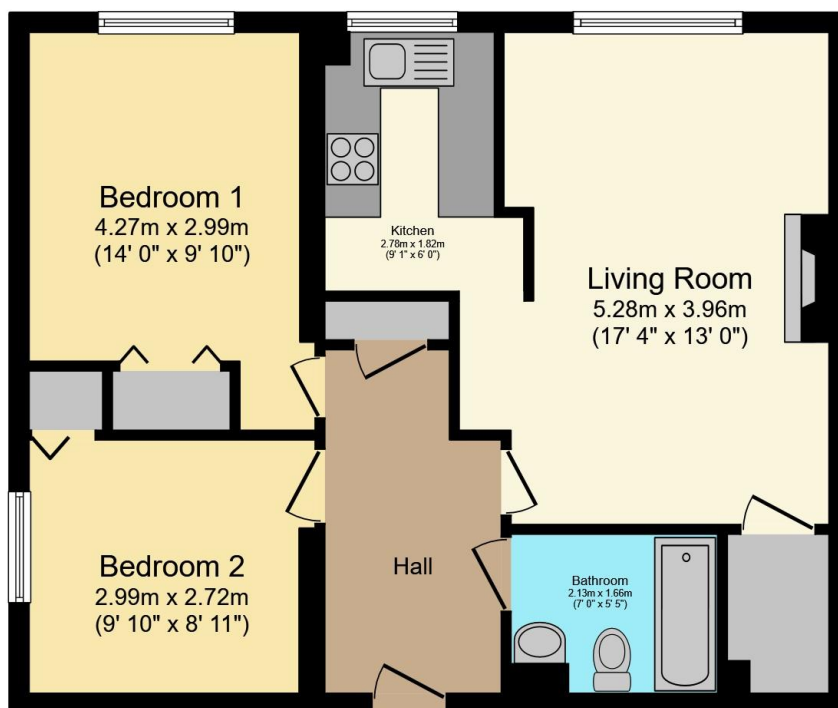
For more details or to make an appointment to view, please contact **Mandy Bolwell**

01425 632218

✉ mandy.bolwell@retirementhomesearch.co.uk

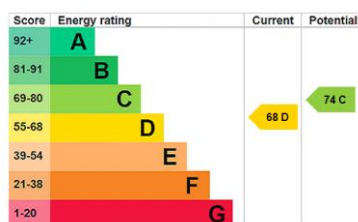
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Total floor area 60.8 sq.m. (655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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For Financial Year Ending: 31/08/26

Annual Ground Rent: £494

Ground Rent Period Review: 2031

Annual Service Charge: £3606.28

Council Tax Band: C

Event Fees: 1% Transfer, 0% Contingency

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