

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Why Live Any Where Else?
Glenrose Court, 55, Sidcup Hill

Offers in the Region of £250,000
LEASEHOLD

Over 55's Only! Chain-Free and welcomed to the market is this spacious Two Bedroom Ground-Floor Retirement apartment. Located within walking distance to Sidcup High St, fine dine restaurants, and local shops, this property further comes with a whole host of benefits including; a communal lounge for the residents, communal grounds to enjoy, a House Manager who monitors the site, and an abundance of secure parking for family and friends to visit. EPC Rating TBC

FEATURES INCLUDE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Two Bedroom Ground Floor | <input checked="" type="checkbox"/> Private Terrace |
| <input checked="" type="checkbox"/> Chain-Free | <input checked="" type="checkbox"/> Secure Parking |
| <input checked="" type="checkbox"/> Over 55's Only | <input checked="" type="checkbox"/> Lovely Communal Lounge |

REF: 11525

0208 090 5959
www.Wisdom-Estates.co.uk

The accommodation comprises:

COMMUNAL ENTRANCE & LOUNGE The Communal Entrance welcomes you into the private complex via a secure entry-phone, and benefits from electric storage heaters, a communal lounge area, as well as well-maintained carpeted hallways and lifts. (A House Manager monitors the site).

ENTRANCE HALL 14' 5" x 9' 5" (4.39m x 2.87m) A feature front door welcomes you into this spacious ground-floor apartment which comprises two large storage cupboards, an entry phone system, electric wall-mounted heater, and a fitted carpet.

LOUNGE / DINER 20' x 10' (6.1m x 3.05m) The bright and spacious Lounge / Diner provides the ideal space in which to sit back, relax and watch the world go by. Benefiting from a large double-glazed window to side, double-glazed patio doors to rear (which provide access to the private terrace), an electric-storage heater, and a fitted carpet.

KITCHEN 10' 8" x 5' 5" (3.25m x 1.65m) The Kitchen has been intelligently designed to maximise on the use of space. Boasting a double-glazed window to front, an array of matching wall and base units (with worktops over), a sink and drainer unit, plumbing and space for various utilities, alongside part-tiled walls, and fully-tiled flooring.

BEDROOM ONE 16' 5" x 8' 5" (5m x 2.57m) Encompassing a large double-glazed window to front, an electric-storage heater, a fitted carpet, and a range of built-in wardrobes, the Master Bedroom offers an abundance of space to make your own.

BEDROOM TWO 10' 5" x 6' 8" (3.18m x 2.03m) Bedroom Two comprises a double-glazed window to front, an electric-storage heater, fitted wardrobes, and a fitted carpet.

BATHROOM 6' 5" x 5' 5" (1.96m x 1.65m) The Bathroom benefits from a three piece suite to include; a W/C, a hand-wash basin, and a bath with wall-mounted shower. Fully-tiled walls and flooring ensure effortless upkeep.

COMMUNAL PARKING & GARDENS There is an abundance of secure resident's parking as well as the delightful communal grounds which accompany.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

Viewing

Wisdom Estates – Sidcup – 0208 090 5959 / Dartford – 01322 272 144

