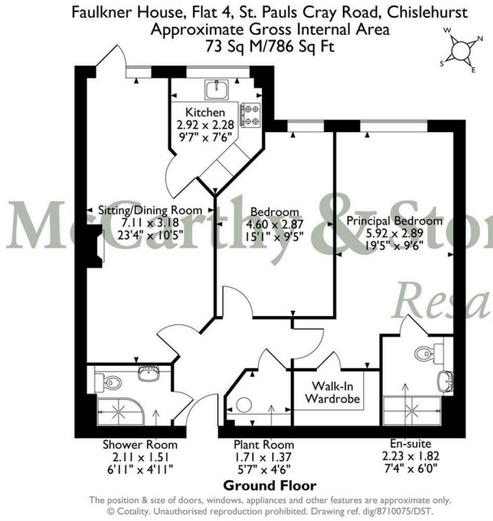
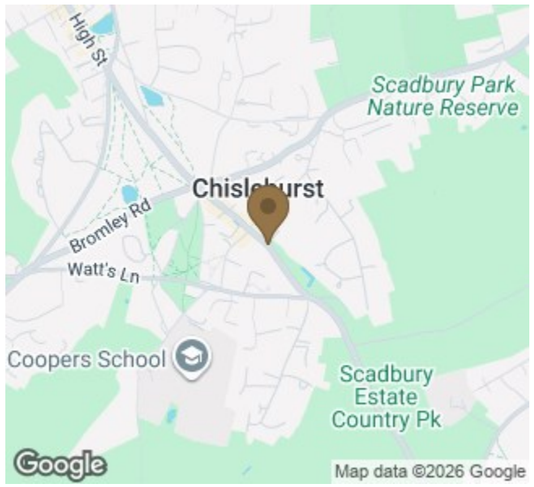
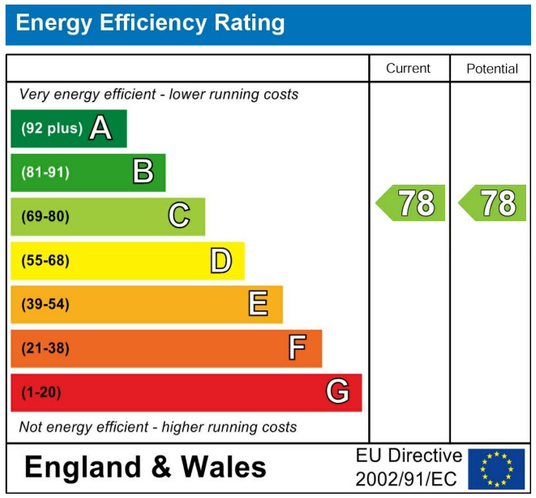
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







4 Faulkner House

St. Pauls Cray Road, Chislehurst, BR7 6FA

2 2 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 4 Faulkner House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £475,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Fabulous ground floor two bedroom retirement apartment
- Paved patio area with gardens beyond
- Fully equipped modern kitchen
- 24 Hour emergency careline
- Stunning landscaped grounds
- Car Parking Permit Scheme check availability with the House Manager
- House manager on site during office hours
- Convenient for local amenities
- Communal lounge and orangery.
- Mobility scooter store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Faulkner House, Chislehurst

2 | 2 | Asking price £475,000

Faulkner House

Faulkner Court was built by McCarthy & Stone purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points throughout the development and apartments.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For peace of mind the development has camera door entry and 24-hour emergency call systems, should assistance be required.

The communal lounge and landscaped gardens provide a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fee applies - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Apartment overview

A beautifully presented and spacious two-bedroom ground floor retirement apartment, offering modern, low-maintenance living with the added benefit of a paved patio area.

The property offers a generous-sized living room, providing a comfortable and welcoming space with a glazed door opening directly onto the patio creating a lovely extension to the living accommodation.

The contemporary kitchen is well equipped with a comprehensive range of fitted units with granite worktops and integrated appliances, providing a practical and stylish space for everyday use.

The spacious double bedrooms have been thoughtfully designed with the main bedroom benefitting from a walk-in wardrobe offering excellent storage and an en-suite shower room. The second double bedroom is of ample proportions and there is a separate guest shower room. All principle rooms have a westerly aspect and garden views. Further useful storage is provided by a walk-in airing cupboard/utility cupboard housing a washer/dryer adding to the apartment's excellent practicality.

Overall, this is a well-presented apartment, combining modern accommodation, generous living space, excellent storage and the added benefit of a paved patio area.

Social Lifestyle

The Communal Lounge is at the heart of the community at Faulkner House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Faulkner House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Car Parking - Permit Scheme

Car Parking (Permit Scheme) subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge

- 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

Service charge £6,278.56 per annum.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold

Leasehold 125 Years From 2015
Ground Rent £595.00 pa.
Ground rent review: 2030

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric wall panel 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 speak with our Property Consultant today.













