Excellent

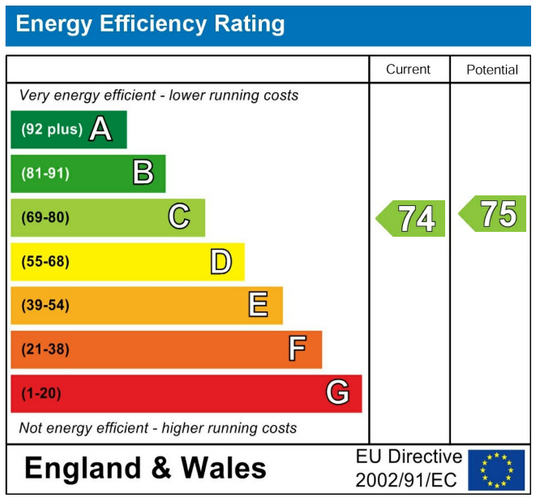
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 667 SQ FT / 62 SQM	Faulkner house
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 24/04/26
	photoplan





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







39 Faulkner House

St. Pauls Cray Road, Chislehurst, BR7 6FA

1 | 1 | Council Tax Band: D

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 39 Faulkner House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £300,000
Leasehold

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

Why you'll love living here:

- House Manager during office hours
- 24 hour emergency call system
- Lift to all floors
- Communal lounge and conservatory
- Beautiful landscaped gardens with patios and seating areas
- Guest suite for family or friends
- Laundry room
- Mobility scooter store with charging points
- Excellent transport links
- Convenient for local amenities.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

39 Faulkner House, Chislehurst

1 | 1 | Asking price £300,000

Summary

Faulkner House 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 in the bathroom and entrance hall.

The apartment features a modern fully fitted kitchen, spacious bedroom, shower room and living room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

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 your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have traveled from a far, 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.

Entrance Hall

Front door with spy hole and letter box leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, lounge and shower room.

Lounge

A wonderfully spacious living room with a large south west facing window offering views towards the gardens. Feature fireplace providing and attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Opening into the kitchen.

Kitchen

A large modern fully fitted kitchen with an excellent range of gloss white base and wall units with contrasting granite worktops, tiled floor. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Tiled splash backs and a 'light tunnel' providing additional natural light.

Bedroom

Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. South west facing window overlook the gardens.

Shower Room

Tiled and fitted with suite comprising of walk-in level access shower, glazed shower screen, grab rails and wall mounted thermostatically controlled shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge (Breakdown)

- 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

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. To find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £4,185.71 for the financial year ending 30/09/2027.

Leasehold

Leasehold 125 Years From 2015

Ground Rent £435. 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Car Parking

Parking is by allocated space, subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.







