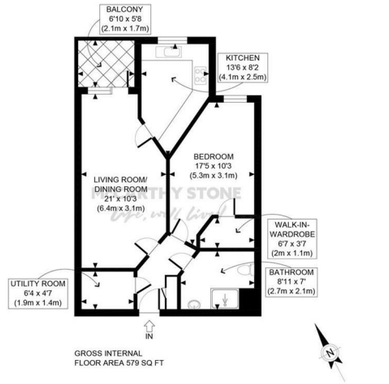
Excellent

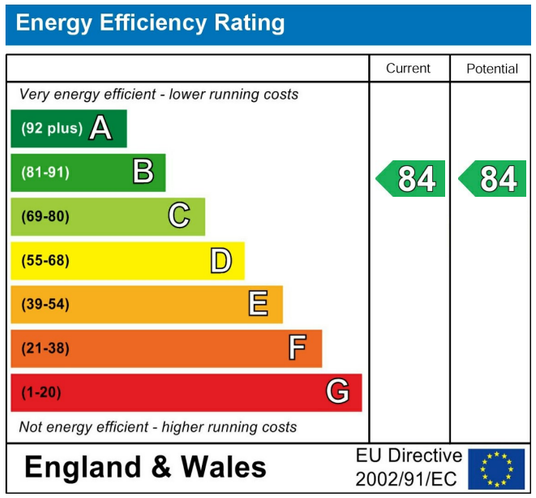
Trustpilot

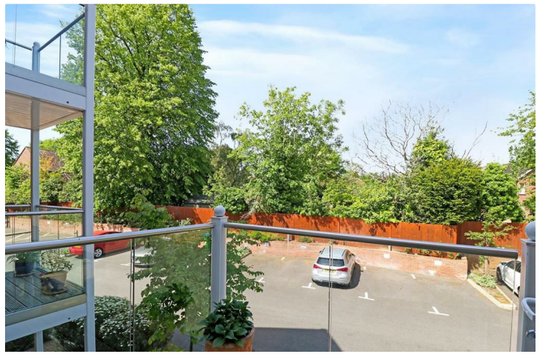
McCarthy & Stone
Resales.













37 Shepheards House

Manor Park Road, Chislehurst, BR7 5FT

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

Asking price £450,000
Leasehold

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

Why you'll love living here:

- Estate Manager with 24/7 staffing
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge and function room
- Bistro style restaurant serving freshly prepared meals daily
- Guest suite for family or friends
- Wellness suite/Hairdressing salon
- Landscaped gardens with patio areas and seating
- Mobility scooter store with charging points
- One hour per week of domestic help within the service charge

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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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

37 Shepheards House, Chislehurst

1 | 1 | Asking price £450,000

Summary
Shepheard's House is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living. There is an Estate Manager who leads the team and oversees the development. Each apartment has a modern fully fitted kitchen, spacious living room and double bedroom, fitted and tiled shower room with level access shower and a 24 hour emergency call system. This apartment benefits from having a balcony large enough for a small garden table and chairs..

Facilities include a communal lounge where social events and activities take place, a function room and landscaped gardens. There is a hair salon and bistro/restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the hallway, bedroom and shower room as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Shepheard's House with additional services including care and support available at an extra charge.
The complex enjoys a desirable location, with the nearest amenities on Royal Parade, just 0.3 miles from the site. Here, you'll find a selection of independent retailers, a clothing boutique, florist and gastro pub.

The Chislehurst train station is 1.2 miles away with direct connections to London Charing Cross, Sevenoaks and Orpington. For those who prefer the bus, there is a stop a few hundred yards from the development, with services following the 61 and 273 routes. Chislehurst high street, Royal Parade and Lewisham and Bromley are a few minutes by bus, while the sheltered bus stop at Chislehurst War Memorial offers wider routes to take you further afield.

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 housing a NEFF washer/dryer and Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room with Balcony
A bright and beautifully presented living room of excellent proportions benefits from a glazed patio door and window to side providing plenty of natural light and access onto a balcony with glass balustrades. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen
Modern fully fitted kitchen with an excellent range of high gloss base and wall units and drawers complimented with light grey stone worktops. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap. Waist level Neff electric oven with microwave oven above, ceramic hob with opaque glass splash back, stainless steel cooker hood and extractor, dish washer and integral fridge freezer.

Bedroom
A spacious and bright double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, raised power points and double glazed windows.

Shower Room
Part tiled and fitted with suite comprising of level access shower with thermostatically controlled shower unit and grab rail. Slip resistant flooring. Low level close coupled WC, vanity unit with storage below and to the sides, inset wash basin and a double width illuminated mirror cabinet above. Shaver point, electric heated towel rail and extractor fan.

Car Parking
This apartment has an allocated car parking space.

Service Charge (Breakdown)
• 24-Hour on-site staffing
• 1 hours domestic assistance per week
• 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
• Running of the on-site restaurant
• Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV license. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Service charge: £10,792.69 per annum (for financial year end 31/03/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold
Lease 999 Years from January 2018
Ground Rent: £435 per annum
Ground Rent Review Date: January 2033

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric 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













