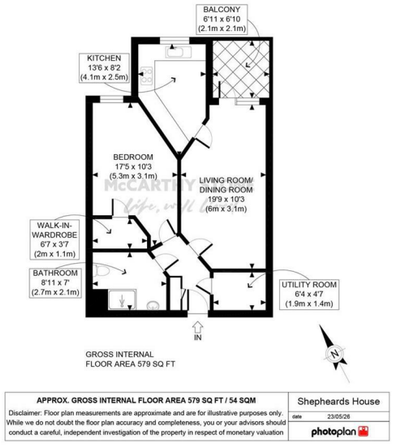
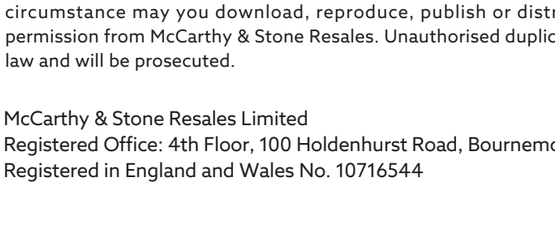
Excellent

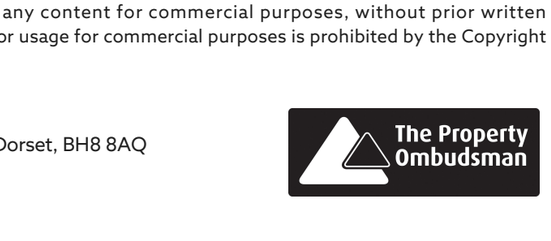
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 579 SQ FT / 54 SQM	Shepheards 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 23/05/26
	photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







17 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 17 Shepheards House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £440,000
Leasehold

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

Why you'll love living here:

- Friendly and welcoming ambience
- Bistro serving freshly prepared meals daily
- Flexible care and support available
- Communal lounge
- Emergency call system for peace of mind
- 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

17 Shepheards House, Chislehurst

1 | 1 | Asking price £440,000

Shepheards House
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.

Facilities include a communal lounge where social events and activities take place and landscaped gardens. There is a hair salon and bistro/restaurant which is table service and serves freshly prepared meals daily. If family or 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 throughout the development and apartments as well as onsite management 24 hours a day.

Shepheards House 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.

Property Overview
A beautifully presented and spacious one-bedroom first floor retirement apartment, offering modern, low-maintenance living with the added benefit of a private balcony. The property offers a generous-sized living room, providing a comfortable and welcoming space, with a glazed door opening directly onto a walk-out balcony, creating a lovely extension to the living accommodation. The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. The spacious double bedroom benefits from a walk-in wardrobe, offering excellent storage, while the modern bathroom is fitted with a walk-in level access shower and contemporary sanitaryware. Further useful storage is provided by a walk-in airing cupboard/utility cupboard, 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 walk-out balcony.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Social Lifestyle
The Communal Lounge is at the heart of the community at Shepheards House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, 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.

Care & Support
The personal care services available at Shepheards House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Service Charge
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Service Charge: £10,792.69 per annum (up to financial year end 31/03/27).

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 please speak with our friendly team.













