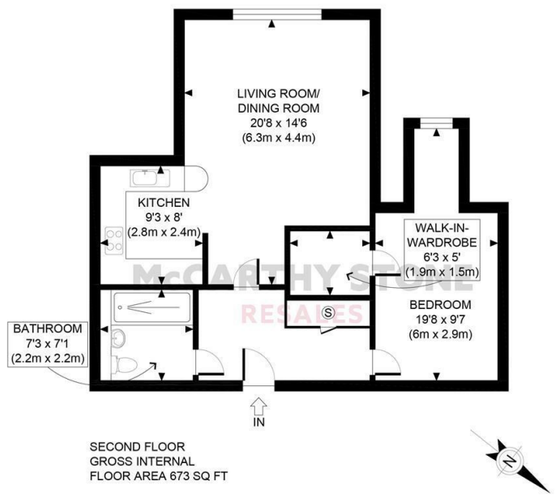
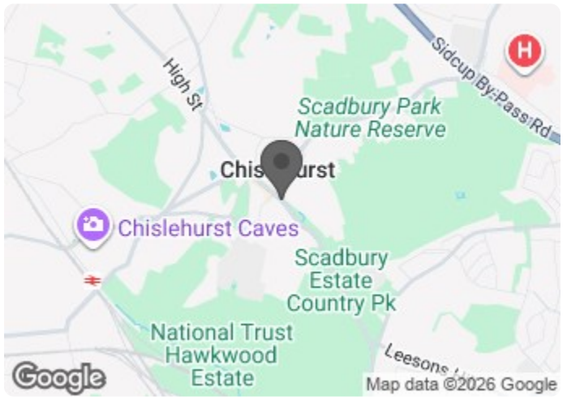
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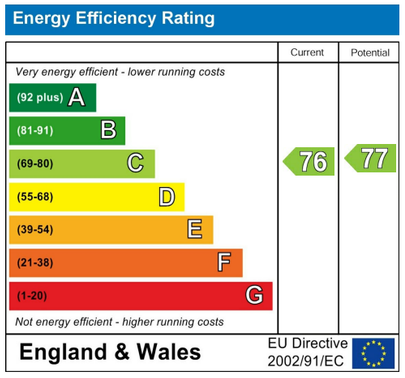


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 673 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 673 SQ FT / 63 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 14/07/26
	photoplan

Council Tax Band: D





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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The Property Ombudsman

McCarthy Stone
Resales

40 Faulkner House

St. Pauls Cray Road, Chislehurst, BR7 6FA







Asking price £350,000 Leasehold

A beautifully presented ONE DOUBLE BEDROOM, second floor apartment within this desirable and accessible retirement living development. The bedroom features a walk-in wardrobe, a spacious living room, a large modern fully fitted kitchen and a modern shower room. This apartment benefits from having a south westerly aspect and views over the landscaped gardens.

Viewings encouraged to fully appreciate this stunning apartment.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Faulkner House, Chislehurst, BR7 6FA

1 Bed | £350,000

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 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, living room and shower room.

Living Room
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 hanging rails and shelving. Ceiling lights, TV and phone point. South west facing window overlooking the beautiful 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

Annual Service charge: £4,185.71 for the financial year ending 30/09/2026

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.

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.











