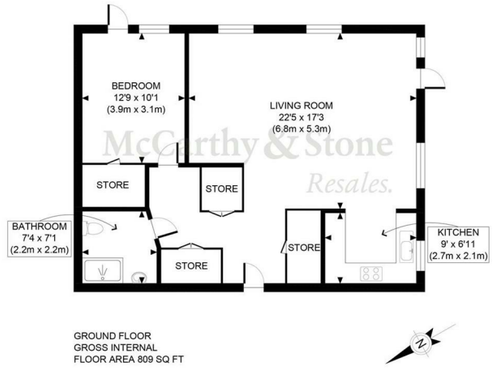
Excellent

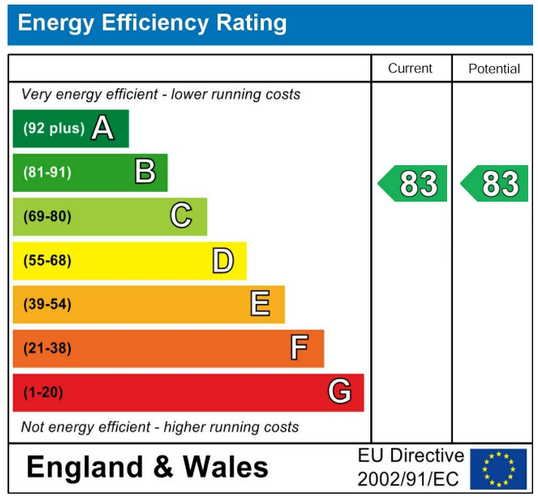
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 809 SQ FT / 75 SQM	Shepeards 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 30/07/26 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







11 Shepheards House

Manor Park Road, Chislehurst, BR7 5FT

1 1 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 11 Shepheards House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £625,000
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
- 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

11 Shepheards House, Chislehurst

1 | 1 | Asking price £625,000

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 but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

SPECIAL NOTE:
This extremely spacious ground floor apartment was originally the sales office and as the second bedroom was not built at the request of the previous owner it therefore comprises a very large living room with an 'L' shaped paved patio area, a modern fully fitted kitchen, fitted and tiled shower room with level access shower, a small room intended for a cloakroom/WC, a double bedroom with a walk in wardrobe, and 24 hour emergency call system.
* For clarity, because this apartment has the same square foot floorspace as a two bedroom apartment and can easily be converted back into a two bedroom apartment the Ground Rent and Service Charges are calculated as a two bedroom apartment.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room 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 bedroom, entrance hall and bathroom 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. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.
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.

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 leads to the large entrance hall where the 24-hour emergency call system is situated. From the hallway there is a door to a large walk-in storage cupboard/airing cupboard housing a washer/dryer, hot water cylinder and Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom.

Living Room and Patio

A bright and spacious dual aspect living room with a glazed patio door and window to side providing plenty of natural light that opens to a paved patio area with a southerly aspect facing the landscaped gardens. This stunning room has been enhanced with bespoke fitted shelving units and cupboards. TV and Sky/Sky+ connection point. Ceiling lights. Fitted carpets, raised electric power sockets. Entrance to a separate kitchen.

Kitchen

A modern fully fitted kitchen with an excellent range of base and eye level units and drawers with light grey stone worktops. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap. Waist level electric oven with microwave oven above, ceramic four ring electric hob with opaque glass splash back, stainless-steel cooker hood, dish washer and integral fridge freezer, tiled floor.

Bedroom

A double bedroom of excellent proportions with a walk-in wardrobe housing hanging rails and shelving. This room benefits from having a glazed patio door with window to side opening onto the paved patio and views over the landscaped gardens. Ceiling lights, raised power points, TV point.

Shower Room

Modern white suite comprising a close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated double mirror cabinet, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab rails. Tiled walls and wet room slip resistant flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

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

Service Charge: £14,143.32 per annum (for financial year ending 31/03/2027

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

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.

Leasehold

Lease: 999 Years from 1st January 2018
Ground rent: £510 per annum
Ground rent review: 1st 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









