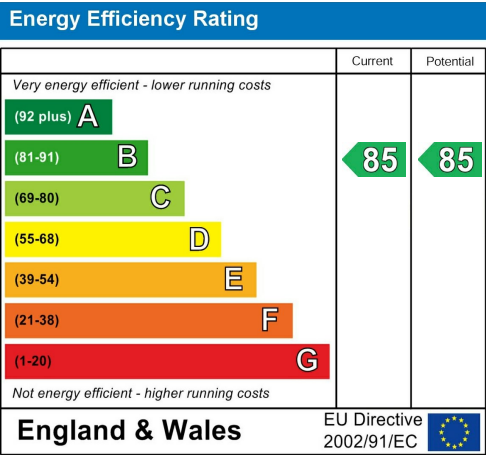
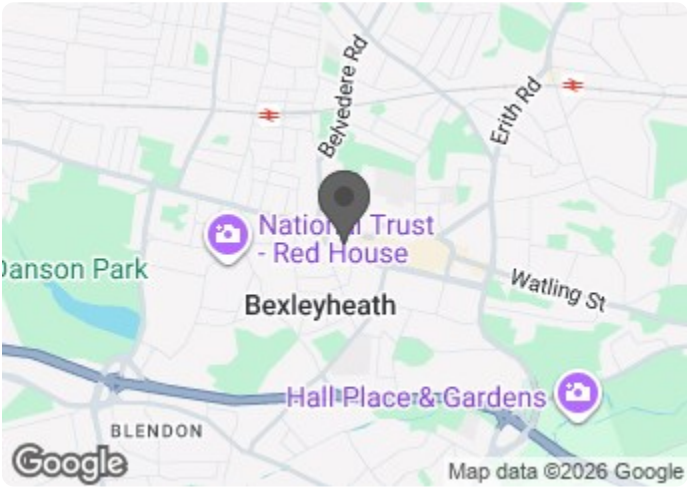


13 Cardamom Court

71 Albion Road, Bexleyheath, DA6 7AX



Council Tax Band: C



Asking price £299,950 Leasehold

A bright and beautifully presented spacious one bedroom, first floor retirement apartment with a large covered balcony accessed from the living room.

A fabulous opportunity to acquire this stunning apartment with an allocated parking space in this sought after development.

Excellent location for all local amenities, landscaped gardens and a roof terrace with seating.

Call us on 0345 556 4104 to find out more.

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

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Albion Road, Bexleyheath, DA6 7AX

1 Bed | £299,950

**Summary**  
Cardamom Court was built by McCarthy Stone in 2017 and is purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a Concierge on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points throughout the development and apartments. The development includes a Homeowners' lounge and landscaped gardens, buggy store, roof terrace and bike shed.

The Concierge 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 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 in 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 travelled from a far, they can extend their stay by booking into the development Guest Suite (usually for a fee of £30 per night - subject to availability).

Cardamom Court has direct access to the local High street via a secure gate, the development is right in the heart of a full array of shops and amenities as well as excellent transport links to take you directly to nearby Central London, Bexley, Dartford, Sidcup, Welling and Bromley.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

**Entrance Hall**  
Spacious entrance hall with walk-in storage/utility cupboard with ceramic tiled flooring housing a BOSCH washer/dryer, hot water cylinder and shelving. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

**Living Room with covered balcony**  
A bright and spacious living/dining room with a westerly aspect benefitting from a double glazed patio door with windows to both sides opening onto a decked and covered balcony with glazed balustrades and lighting. Feature fireplace providing an attractive focal point to this lovely room. TV & BT points, SKY & SKY+ points and raised electric power sockets. Fitted carpets and underfloor heating with individual thermostats.

**Kitchen**  
Modern fully fitted kitchen with tiled floor and an excellent range of high gloss white wall and base units with contrasting worktops. Integral appliances include; waist height oven, microwave, ceramic four ring hob with opaque glass splash back, stainless steel extractor hood and fitted fridge/freezer.

**Bedroom**  
A spacious double bedroom with large walk-in wardrobe, housing shelving and hanging rails. Underfloor heating, raised power points, TV and BT points, window with a westerly aspect.

**Shower Room**  
Modern white suite includes; Fully tiled walk-in level access thermostatically controlled shower, glazed shower screen and grab rail, underfloor heating, close coupled WC and vanity unit with wash basin inset, mirror and light above, electric chrome ladder style towel warmer and emergency pull cord.

**Car Parking**  
This apartment has an allocated car parking space.

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

Service Charge: £2,907.96 per annum (up to financial year end 30/06/2027).

**Leasehold**  
Lease length: 999 years from Jan 2017  
Ground rent: £435 per annum  
Ground rent review date: Jan 2032

**Additional Information & Services**

- Standard 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

