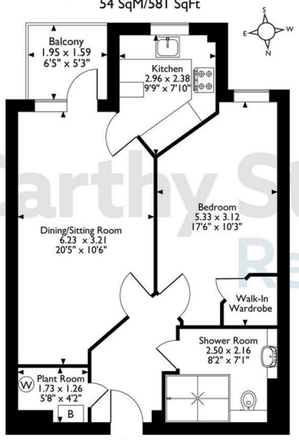
Excellent

Trustpilot

McCarthy & Stone
Resales.

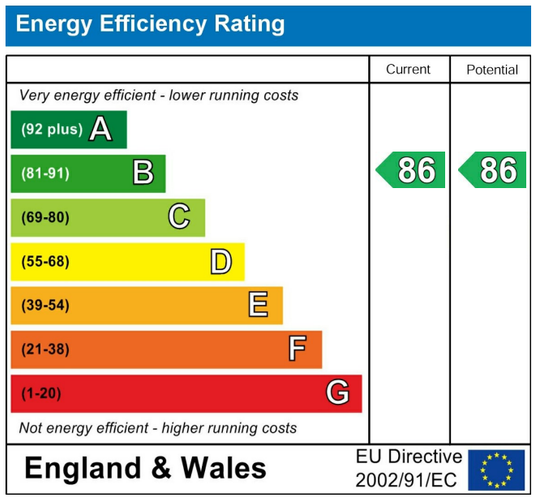
Sydney Court, Flat 28, 7-13, Lansdown Road, Sidcup
Approximate Gross Internal Area
54 SqM/581 SqFt



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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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







28 Sydney Court

Lansdown Road, Sidcup, DA14 4EF

1 1 Council Tax Band: C

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 28 Sydney Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

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

Why you'll love living here:

- One bedroom retirement apartment with a south westerly facing walk-out balcony
- 24 hour emergency call system
- Estate Manager with 24/7 staffing
- Restaurant serving freshly prepared meals daily
- Social communal lounge
- Wellbeing suite/Hairdressing salon/Laundry
- Lifts to all floors
- Guest suite
- Landscaped gardens with paved patios and seating
- Mobility scooter store with charging points

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

28 Sydney Court, Sidcup

1 | 1 | Asking price £275,000

Development overview
Sydney Court 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. This apartment features Oak veneered doors throughout, a bright and spacious living room giving access onto a decked and covered balcony with a westerly aspect, a fully fitted modern kitchen with NEFF appliances, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and a landscaped courtyard. There is a fully equipped laundry room and bistro-style restaurant that serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There are lifts to all levels in the building, mobility scooter store and wellbeing suite. There is a 24 hour emergency call system provided by a personal pendant and call points in the apartments and throughout the development as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Sydney Court 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.

Sydney Court backs on to Waring Park with beautiful views. There is an Arts and Adult Education Centre at the end of the road. The main Station Road, with restaurants and shops, is nearby, and Sidcup railway station is less than ½ a mile away. You can catch direct trains to London Charing Cross and Cannon Street, as well as Lewisham and Woolwich there is also a good local bus service.

Property overview
A beautifully presented and spacious one-bedroom first floor retirement apartment, offering modern, low-maintenance living with the added benefit of a walk-out south westerly facing 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.

Social Lifestyle
The Communal Lounge is at the heart of the community at Sydney Court 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.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit DEVELOPMENT NAME on a regular basis and always happy to welcome new clients.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Sydney Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of Sydney Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

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, but does include the cost of your Estates Manager. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £12,295.12 per annum (for financial year ending 30/06/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold
Lease 999 Years from 1st January 2017
Ground rent: £495 per annum
Ground rent Review: 1st January 2032

NHBC 10 Year warranty from 2017

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 speak with our Property Consultant today.









