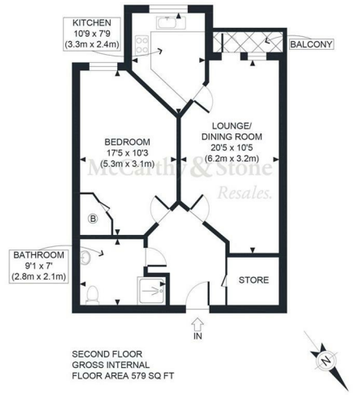
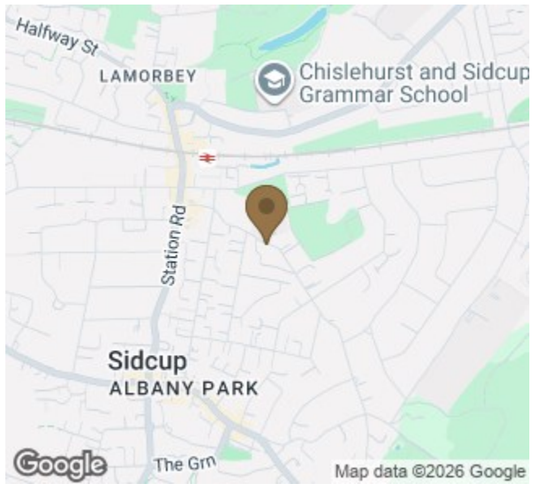
Excellent

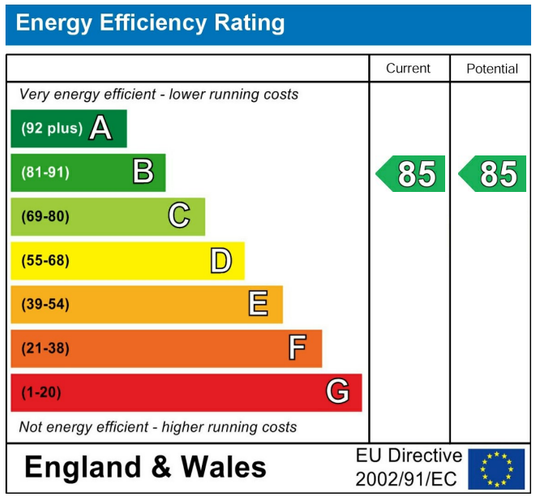
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 579 SQ FT / 54 SQM	Sydney Court
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 28/07/26 photoplan





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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







45 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 45 Sydney Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £269,995
Leasehold

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

Why you'll love living here:

- Beautifully presented one bedroom retirement apartment
- Estate Manager with 24/7 staffing
- 24 hour emergency call system
- 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

45 Sydney Court, Sidcup

1 | 1 | Asking price £269,995

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.

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 second floor retirement apartment, offering modern, low-maintenance living. The property offers a generous-sized living room opening onto a walk out balcony with a south westerly aspect providing a comfortable and welcoming space. The 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.

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.

Car Parking

The apartment includes it's own 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.

Annual Service Charge: £12,295.12 for the financial year ending 30/06/2027

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT









