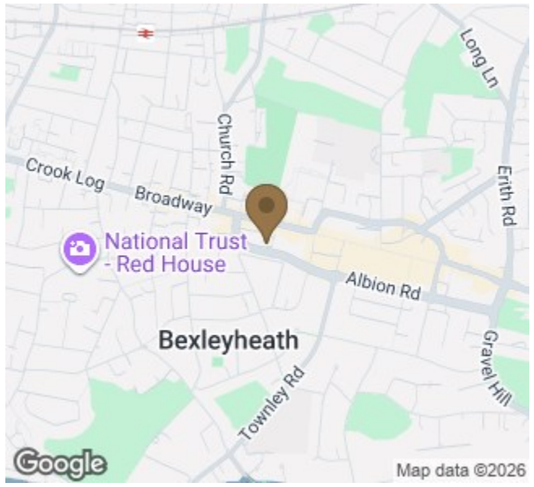
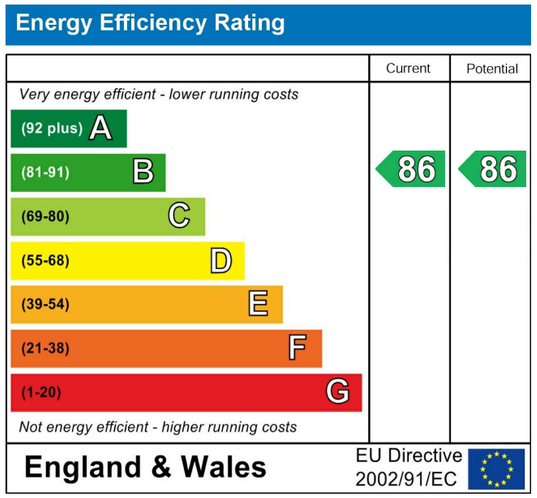
Excellent

Trustpilot

McCarthy & Stone
Resales.

APPROX. GROSS INTERNAL FLOOR AREA 537 SQ FT / 50 SQM	Cardamom 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 26/09/26 photoplan





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

The Property Ombudsman

26 Cardamom Court

71 Albion Road, Bexleyheath, DA6 7AX

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

Asking price £290,000
Leasehold

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

Why you'll love living here:

- Welcoming and friendly community
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge for social activities
- Landscaped Gardens
- Rooftop terrace with seating
- Guest suite for family or friends
- Mobility scooter store with charging points
- Very close to all local amenities and High Street
- House Manager

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

26 Cardamom Court, Bexleyheath

1 | 1 | Asking price £290,000

Cardamom Court

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.

Property Overview

A well-presented one-bedroom retirement apartment offering comfortable and spacious living. The apartment features a generous living/dining room with a walk out balcony providing pleasant views over the development, a modern fitted kitchen with ample storage, a double bedroom and a contemporary bathroom complete with a level-access shower. Ideally suited for those seeking a low-maintenance home within a welcoming community setting.

Roof Terrace

Cardamom Court boasts a stunning roof terrace with ample seating. It's the perfect space to relax and enjoy a cup of coffee or glass of wine and watching the sunset on a summers evening with new found friends.

Social Lifestyle

The Communal Lounge is at the heart of the community at Cardamom Court and is where the majority of social gatherings take place. 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.

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

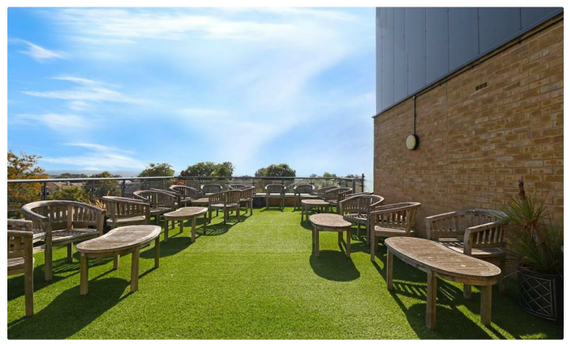
Lease length: 999 years from Jan 2017
Ground rent: £435 per annum
Ground rent review date: Jan 2032

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