



# VILLAGE ESTATES

• EST.1993 •



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**EXCLUSIVELY FOR OVER 60'S**  
**NEW REPAIRING 99 YEAR LEASE**  
**CHAIN FREE**

**BALCONY WITH VIEW OVER GARDENS**  
**RESIDENTS PARKING**  
**PART TIME ESTATE MANAGER**



**13 Glenwood Court, The Park**  
Sidcup, DA14 6DQ

**£140,000**

One double bedroom first floor retirement flat with a private BALCONY overlooking the communal gardens. Glenwood Court is a privately owned leasehold property that consists of 22 flats for persons aged 60 years and over. A visiting Estate Manager works the hours of 9am-2pm, Mondays, Wednesday and Fridays. The Estate Manager is responsible for looking after the building and grounds at Glenwood Court, making sure the estate meets any health and safety requirements and dealing with any problems that arise. Their role does not extend to offering any care or nursing facilities for individual residents and purchasers would need to make their own arrangements if circumstances required additional help in their day-to-day lives with cooking, cleaning etc.

**EPC RATING: C**

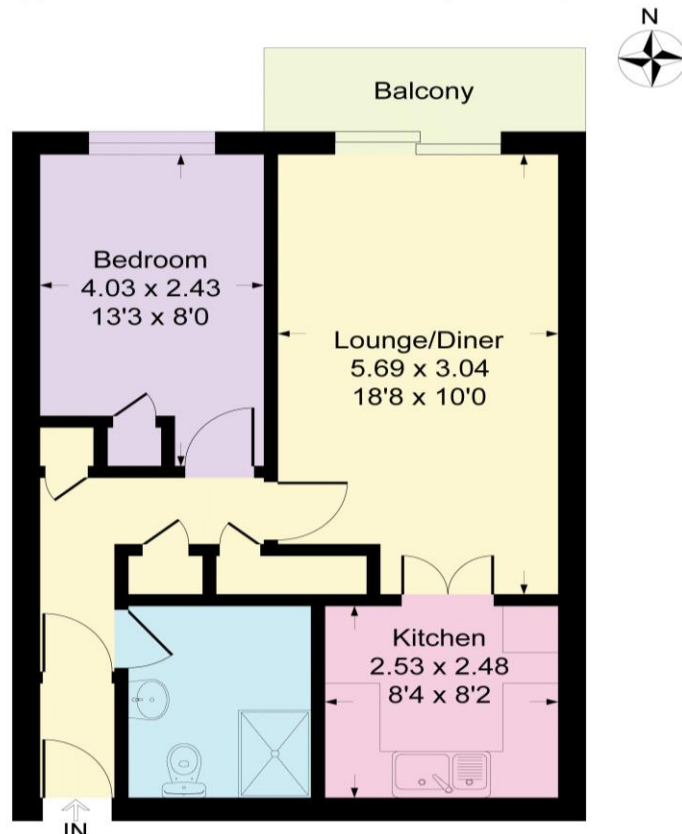
**COUNCIL TAX BAND: B**

**TENURE: Leasehold**

**LEASE TERM: New 99 repairing lease**



Approximate Gross Internal Area = 46.7 sq m / 503 sq ft



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.