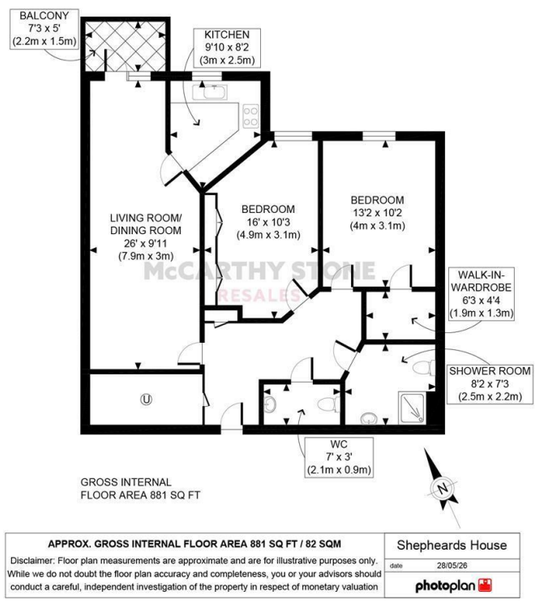
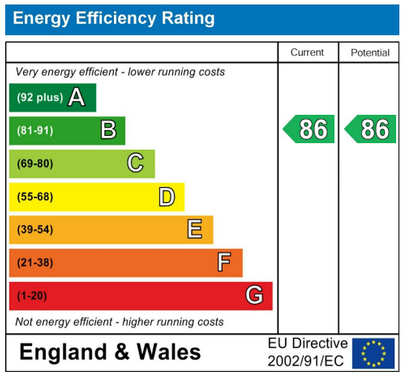
McCarthy Stone
Resales



GROSS INTERNAL
FLOOR AREA 881 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 881 SQ FT / 82 SQM	Shepheards House
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 28/05/26
	photoplan

Council Tax Band: E



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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The Property Ombudsman

McCarthy Stone
Resales

20 Shepheards House

Manor Park Road, Chislehurst, BR7 5FT

Asking price £650,000 Leasehold

A beautifully presented TWO BEDROOM retirement apartment, situated on the FIRST FLOOR with access from the living room to a walk out balcony with glass balustrades. The EXCELLENT COMMUNAL FACILITIES include a homeowners lounge, guest suite, hair salon, bistro/restaurant and landscaped gardens.

** Viewings highly recommended. **

Call us on 0345 556 4104 to find out more.

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

Manor Park Road, Chislehurst, BR7 5FT

2 Bed | £650,000

Summary
Shepheard's House 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 spacious first floor apartment comprises a large living room with balcony, a modern fully fitted kitchen, fitted and tiled shower room with level access shower, cloakroom/WC, two double bedrooms, and 24 hour emergency call system. The apartment has been enhanced with bespoke fitted wardrobes in the second bedroom.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room a hair salon and bistro/restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the bedroom, entrance hall and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Shepheard's House 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.
Shepheards House enjoys a desirable location, with the nearest amenities on Royal Parade, just 0.3 miles from the site. Here, you'll find a selection of independent retailers, a clothing boutique, florist and gastro pub.

Chislehurst train station is 1.2 miles away with direct connections to London Charing Cross, Sevenoaks and Orpington. For those who prefer the bus, there is a stop a few hundred yards from the development, with services following the 61 and 273 routes. Chislehurst high street, Royal Parade and Lewisham and Bromley are a few minutes by bus, while the sheltered bus stop at Chislehurst War Memorial offers wider routes to take you further afield.

Entrance Hall
Front door with spy hole leads to the large entrance hall where the 24-hour emergency response system is situated. From the hallway there is a door to a large walk-in storage cupboard/airing cupboard housing a washer/dryer, hot water cylinder and Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the two bedrooms, living room, shower room and WC.

Living Room and Balcony
A bright and spacious living room with a glazed patio door and window to side providing plenty of natural light and opens to a decked balcony with glass balustrades. Feature fireplace providing an attractive focal point to this lovely room. TV and Sky/Sky+ connection point. Ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen
A modern fully fitted kitchen with an excellent range of base and eye level units and drawers with light grey stone worktops. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap. Waist level electric oven with microwave oven above, ceramic four ring electric hob with opaque glass splash back, stainless-steel cooker hood, dish washer and integral fridge freezer, tiled floor.

Bedroom One
A double bedroom of excellent proportions with a walk-in wardrobe housing hanging rails and shelving. Ceiling lights, raised power points, TV point.

Bedroom Two
A second double bedroom of good proportions. This beautifully bright room has been enhanced by the previous owner with bespoke fitted wardrobe unit with deep drawers. Ceiling lights, TV and phone point.

Shower Room
Modern white suite comprising a close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated double mirror cabinet, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab rails. Tiled walls and wet room slip resistant flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

Guest WC/Cloakroom
Part tiled walls and floor, WC, wash basin with vanity unit below and mirror above.

Service Charge (Breakdown)
• 24-Hour on-site staffing
• 1 hours domestic assistance per week
• 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
• Running of the on-site restaurant
• Buildings insurance

Service Charge: £14,143.32 per annum (for financial year ending 31/03/2027

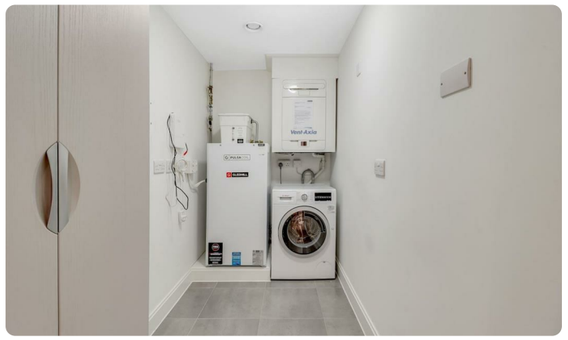
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

The Service charge does not cover external costs such as your Council Tax, electricity or TV license. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Leasehold
Lease: 999 Years from 1st January 2018
Ground rent: £510 per annum
Ground rent review: 1st January 2033

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