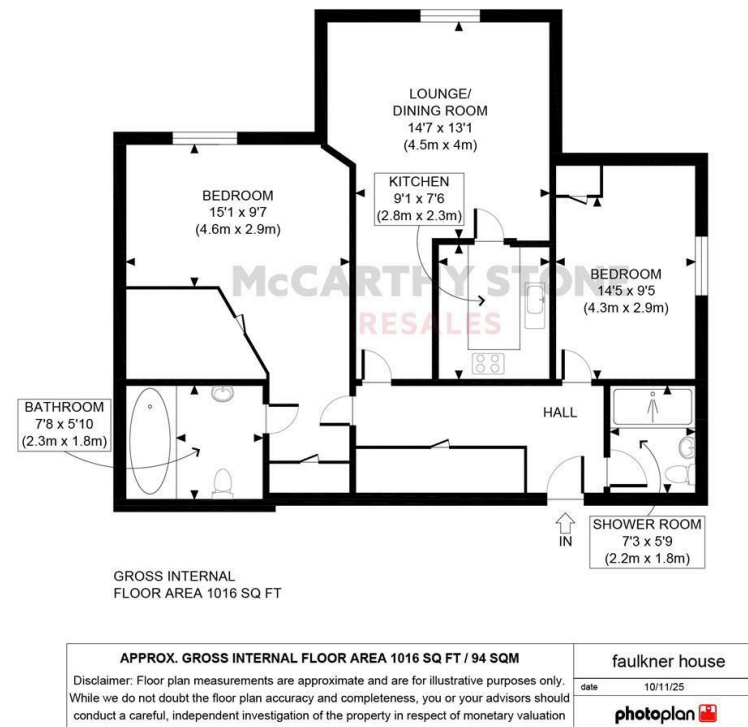


31 Faulkner House

St. Pauls Cray Road, Chislehurst, BR7 6FA



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £495,000 Leasehold

A much sought after two bedroom, two bathroom, second floor apartment with a south easterly outlook over the landscaped grounds within this beautifully presented 'Retirement Living' development specifically designed for the over 60's. Located within easy reach of transport links and local amenities.

*** Must be viewed to be fully appreciated ***

Call us on 0345 556 4104 to find out more.

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

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St. Pauls Cray Road, Chislehurst, BR7 6FA

2 Bed | £495,000

Summary

Faulkner House was built by McCarthy & Stone purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the apartment and throughout the development.

The apartment features a fully fitted kitchen, two spacious bedrooms, an en-suite bathroom to the master bedroom, a separate shower room and living room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

The dedicated House Manager 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 costs 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 of the laundry room, 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 afar, they can extend their stay by booking into the development Guest Suite (fee applies - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency call system.

Living Room

A bright and spacious living/dining room benefitting from having stunning views over the tranquil landscaped gardens. TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats.

Kitchen

Modern fitted kitchen with a range of base and wall units and drawers with contrasting granite work surfaces. Stainless steel sink with mono lever tap and drainer. Waist level oven, ceramic hob, cooker hood and integral fridge freezer, under pelmet lighting and tiled splash backs.

Bedroom One with En-Suite Bathroom

Spacious double bedroom with large walk-in wardrobe housing shelving and hanging rails. Underfloor heating, raised power points. TV and BT points. Window overlooking the landscaped gardens. Door to en-suite bathroom

En-Suite Bathroom

Part tiled walls, panel enclosed bath and glass shower screen with mixer taps and wall mounted shower attachment and grab rails. Underfloor heating. WC, pedestal wash basin with chrome mono lever tap, mirror and light above. Emergency pull cord. Electric ladder style towel heater.

Bedroom Two

Second double bedroom of ample proportions with window overlooking gardens and car park with a southerly aspect, built in cupboard with double doors, raised power points, underfloor heating.

Shower Room

Part tiled fitted with suite comprising of level access walk-in thermostatically controlled shower and glass screen, WC, vanity unit with wash basin light and mirror above. Chrome ladder style electric towel warmer, emergency pull cord. Underfloor heating

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 the House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £5992.91 pa (for financial year ending 30/09/26)

Leasehold

Leasehold 125 Years From 2015
Ground Rent £595. pa.
Ground rent review: 2030

Car Parking

Car Parking (Permit Scheme) subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric wall panel 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

