McCarthy & Stone
RESALES

50 Cardamom Court Albion Road, Bexleyheath, DA6 7AX
Asking price £330,000 LEASEHOLD

For further details
please call 0345 556 4104

50 Cardamom Court Albion Road, Bexleyheath, DA6 7AX

A one bedroom top floor retirement apartment with parking space

SUMMARY

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 in the bathroom.
This Ex-Show apartment features a fully fitted kitchen, lounge, two bedrooms one en-suite bathroom and separate shower room. 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 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 £25 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.

The development also includes on-site parking to make travel even easier.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

ENTRANCE HALL

Large entrance hall with walk-in storage/airing cupboard, tiled floor and a Bosch washer/drier. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. Doors leading to bedroom, living room and shower room.

LIVING ROOM WITH BALCONY

A beautiful larger than average living/dining room, benefitting from a glazed patio door with windows to the sides opening onto a balcony with distant Southerly views. TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats.

KITCHEN

Modern fully fitted kitchen with tiled floor and electronically operated double glazed window. Features include waist high oven, microwave oven, ceramic induction hob, extractor hood, fitted fridge/freezer and slimline Bosch dishwasher.

BEDROOM

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points, window with far reaching views.

SHOWER ROOM

Fully tiled walk-in shower level access shower with underfloor heating and grab rails. WC and Vanity unit with sink, mirror and light above, electric ladder style towel warmer. Emergency pull cord.

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

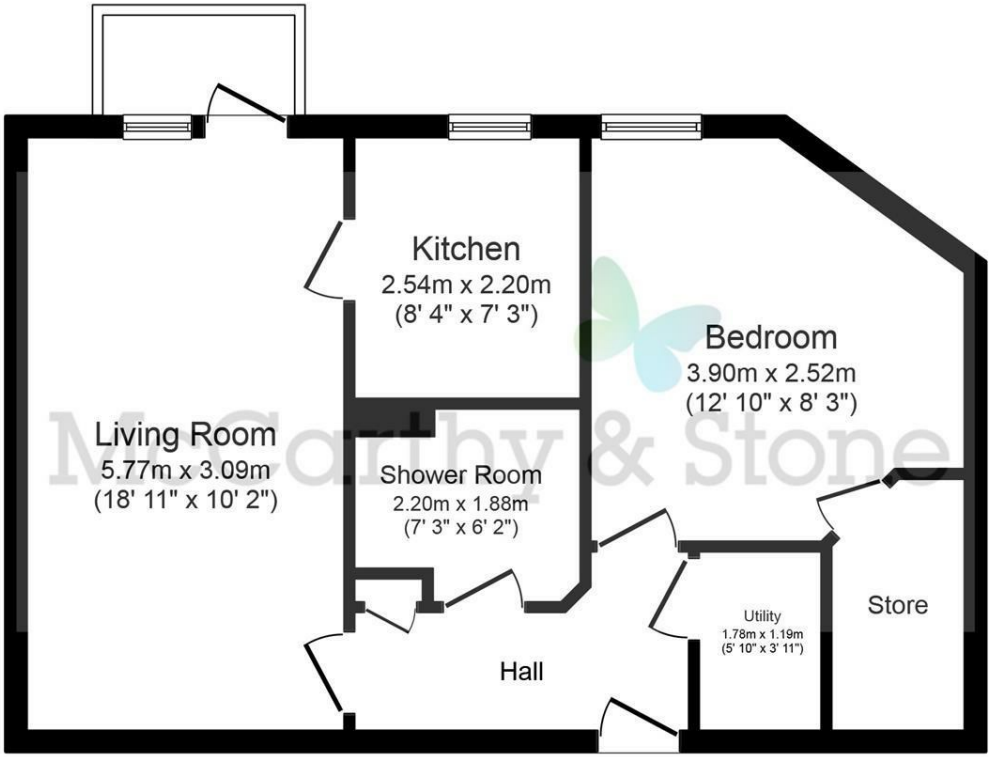
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

Lease 999 Years from 2017
Ground Rent £595.

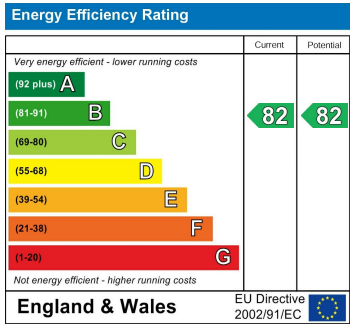
CAR PARKING

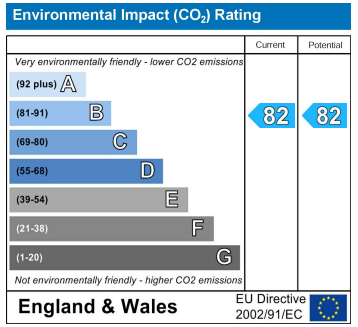
This apartment has it's own allocated car parking space.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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