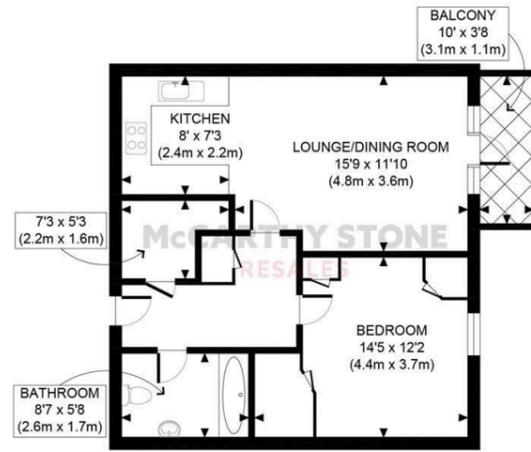


### 36 Cardamom Court

71 Albion Road, Bexleyheath, DA6 7AX



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 572 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 572 SQ FT / 53 SQM</b>	cardamom ct
<small>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</small>	date 01/12/25
	photoplan



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Asking price £310,000 Leasehold

A beautifully presented and spacious one bedroom, third floor retirement apartment with a large covered balcony accessed from the living room, far reaching south/westerly views. This stunning apartment has been enhanced by bespoke fitted furniture in both the living room and bedroom.

Excellent location for all local amenities, landscaped gardens and a roof terrace with seating.

Allocated car parking bay.

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

**Call us on 0345 556 4104 to find out more.**

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

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# Albion Road, Bexleyheath, DA6 7AX

## 1 Bed | £310,000

### 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 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.

### Entrance Hall

Spacious entrance hall with walk-in storage/utility cupboard with ceramic tiled flooring housing a washing machine, hot water cylinder and shelving. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

### Living Room with Balcony

A bright and spacious living/dining room benefitting from double glazed patio door with windows to the side opening onto a large covered balcony (10' x 4') with glazed balustrades and lighting, the apartment enjoys a westerly aspect with far reaching views. The living room has been enhanced by having bespoke cupboards and shelving unit fitted. TV & BT points, SKY & SKY+ points and raised electric power sockets. Fitted carpets and underfloor heating with individual thermostats.

### Kitchen

Modern fully fitted kitchen with tiled floor and an excellent range of high gloss wall and base units with contrasting worktops. Integral appliances include; Bosch waist height electric oven, Bosch microwave, ceramic four ring hob with opaque glass splash back, stainless steel extractor hood and integral fridge/freezer.

### Bedroom

A beautifully presented and enhanced spacious double bedroom with large walk-in wardrobe, housing shelving and hanging rails. Further bespoke fitted wardrobe. Large deep windows allowing plenty of natural light. Underfloor heating, raised power points, TV and BT points.

### Shower Room

Modern white suite includes; Fully tiled walk-in level access thermostatically controlled shower and glazed screen, underfloor heating and grab rails, close coupled WC and vanity unit with wash basin inset, mirror and light above, electric ladder style towel warmer and emergency pull cord.

### Car Parking

This apartment is being sold with allocated car parking space.

### 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: £2,781.80 per annum (up to financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to, e.g. Attendance Allowance £3,500-£5,200pa.

### Leasehold

Lease length: 999 years from 2017

Ground rent: £435 per annum

Ground rent review: 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

