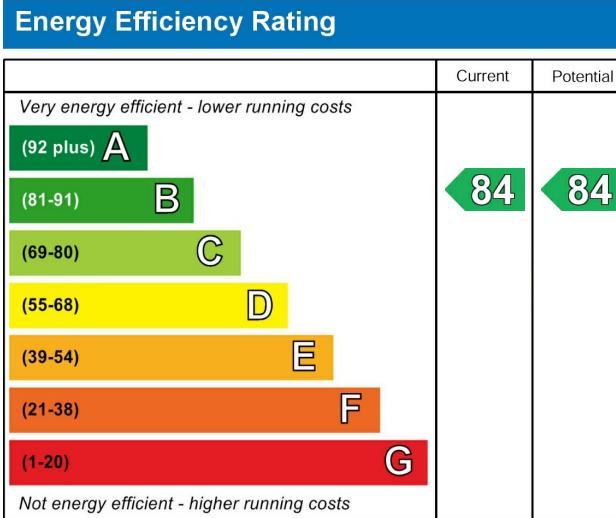


APPROX. GROSS INTERNAL FLOOR AREA 655 SQ FT / 61 SQM	Sydney Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 16/08/23
	photoplan

COUNCIL TAX BAND: C



McCARTHY STONE RESALES

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3 SYDNEY COURT LANSDOWN ROAD, SIDCUP, DA14 4EF



Beautifully presented and very spacious ground floor, one bedroom apartment with direct access onto a large paved patio with a south westerly aspect being offered for sale with its own allocated car parking space.

PRICE REDUCTION

ASKING PRICE £264,950 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LANSDOWN ROAD, SIDCUP

SUMMARY

Sydney Court 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.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and a landscaped courtyard. There is a fully equipped laundry room and bistro-style restaurant that serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There are lifts to all levels in the building, mobility scooter store and wellbeing suite. There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom 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 Sydney Court 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.

Sydney Court backs on to Waring Park with beautiful views. There is an Arts and Adult Education Centre at the end of the road. The main Station Road, with restaurants and shops, is nearby, and Sidcup railway station is less than 1/2 a mile away. You can catch direct trains to London Charing Cross and Cannon Street, as well as Lewisham and Woolwich there is also a good local bus service.



ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

LIVING ROOM WITH LARGE PATIO

A bright, beautifully presented and spacious living room with double glazed patio door with windows to the side leading onto the large paved patio and a South Westerly aspect perfect for warm summer evenings. Feature fire surround with decorative electric fire. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of modern base and wall units and drawers with contrasting work surfaces. UPVC double glazed electronic window. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven with fitted microwave above, ceramic hob with splash back, cooker hood extractor and integral fridge freezer and under pelmet lighting.

BEDROOM

Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Window with a South Westerly aspect overlooking the landscaped gardens.

SHOWER ROOM

Fully tiled with slip resistant floor tiling, walk-in level access thermostatically controlled shower. Underfloor heating and grab rails. close coupled WC and Vanity unit with wash basin and illuminated mirror and shaver socket, heated towel rail. Emergency pull cord.



1 BEDROOMS £264,950

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 Estates Manager.

Service charge: £10,301.35 per annum (for financial year end 30/06/2024)

LEASEHOLD

Lease Length: 999 Years from January 2017

Ground Rent: £495 per annum

Ground Rent Review Date: January 2032

CAR PARKING

This apartment is being offered for sale with its own allocated car parking space.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

