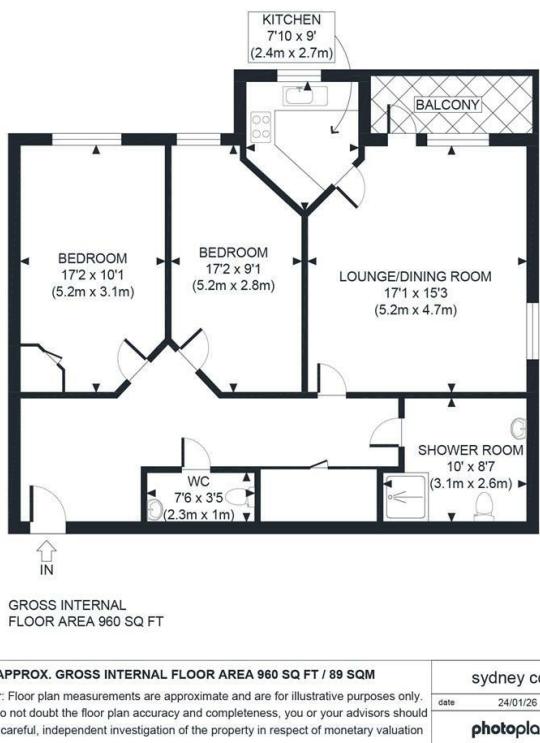
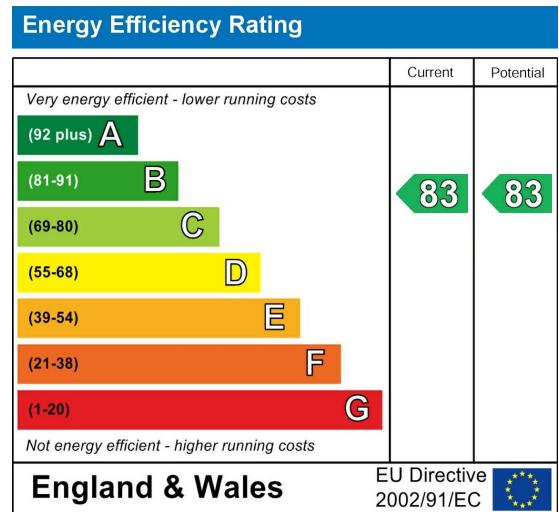
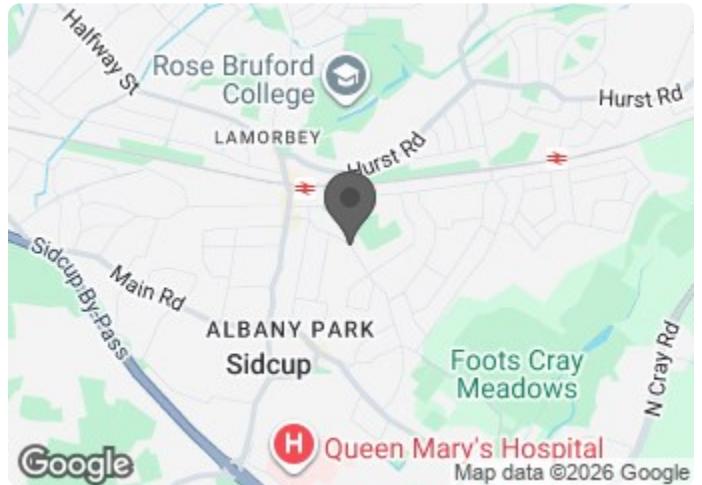


8 Sydney Court

Lansdown Road, Sidcup, DA14 4EF



Council Tax Band: D



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Asking price £400,000 Leasehold

A bright, spacious and beautifully presented TWO BEDROOM apartment situated on the upper ground floor with a dual aspect living room and BALCONY overlooking the park, within a popular McCarthy Stone retirement living plus development offering quality care services delivered by experienced CQC registered Estates team, onsite restaurant and one hours domestic assistance per week.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~



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Sydney Court, Lansdown Road, Sidcup, DA14 4EF

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. This apartment features Oak veneered doors throughout, a spacious dual aspect living room opening onto a large balcony with views over Waring park, a modern fully fitted kitchen with NEFF appliances, underfloor heating, two double bedrooms, fitted and tiled shower room with level access shower and a 24 hour emergency call system. Allocated car parking space.

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 (modest fees apply). There are lifts to all levels in the building, mobility scooter store and wellbeing suite/hairdressing salon. There is a 24 hour emergency call system provided by a personal pendant and call points in the apartments and throughout the development 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 large 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 bedrooms, living room, cloakroom and shower room.

Living Room with Large Balcony

A bright, spacious and beautifully presented dual aspect living room with double glazed patio door and window to side opening onto a



larger than average covered balcony with views of communal gardens and Waring park beyond. This wonderful room provides ample space for dining too. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Modern fitted kitchen with an excellent range of base and wall units and drawers with contrasting work surfaces. Electronically operated window overlooking the park. Stainless steel sink with mono lever tap and drainer. NEFF oven, NEFF microwave oven, ceramic hob with opaque glass splash back and stainless steel cooker hood and integral fridge freezer, tiled floor and under pelmet lighting.

Bedroom One

Spacious master bedroom with views of gardens and the park beyond and has the benefit of a walk-in wardrobe housing rails and shelving. TV and phone point, ceiling light and raised electric power sockets.

Bedroom Two

Second double bedroom which could also be used as a dining room or a hobby room / office with window overlooking gardens and park. TV and phone point, ceiling light and raised electric power sockets.

Shower Room

Tiled shower room with walk-in level access thermostatically controlled shower. Close coupled WC, Vanity unit with wash hand basin, mirror. Double glazed frosted glass windows providing an abundance of natural light and extra ventilation if required, heated towel rail, and shaver socket. Underfloor heating and grab rails. Emergency pull cord.

WC/Cloakroom

Partly tiled walls, WC, pedestal wash hand basin, mirror, tiled floor.

Car Parking

This apartment has its own allocated car parking space.

Service Charge (Breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas

2 Bed | £400,000

- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

Service charge costing for year end 30th June 2026: £15,644.22

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

Leasehold

Lease 999 Years from 2017
Ground Rent £595. pa
Ground rent review: Jan-32
NHBC 10 Year warranty from 2017

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 speak with our Property Consultant today.

