



**Floor Plan**

Floor area 54.8 sq. m. (590 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## COUNCIL TAX BAND: C



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

## McCARTHY STONE RESALES

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A stunning one bedroom, second floor apartment benefitting from having access onto a balcony with a south easterly aspect and its own allocated car parking space. Sydney Court is a Retirement Living Plus development offering everything from a secure and safe lifestyle, freshly prepared meals daily from its stunning reataurant, a wonderful community environment, social activities in the communal lounge, hairdressing salon and wellness suite and a guest suite if family or friends wish to stop over to the 24 hour staffing, on call via the emergency call buttons and pull cords and can provide extra care packages if needed.

## PRICE REDUCTION

**ASKING PRICE £260,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# SYDNEY COURT, LANSDOWN ROAD,

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 fully fitted kitchen with NEFF appliances, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

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 large entrance hall - the 24-hour Tunstall emergency response pull cord 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 and emergency pull cord located in the hall. Doors lead to the bedroom, lounge and shower room.

## LOUNGE WITH PATIO DOOR TO BALCONY

A well-proportioned lounge with double glazed patio door to balcony. 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 tiled and fitted kitchen with a range of modern low and eye level units and drawers with contrasting work surface. UPVC double glazed window with a south easterly aspect. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven and microwave oven, ceramic hob, cooker hood and integral fridge freezer. Bosch dishwasher and under pelmet lighting.

## BEDROOM

Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

## SHOWER ROOM

Fully tiled with non-slip resistant floor tiling, walk-in with level access shower. Underfloor heating and grab rails. WC and Vanity unit with sink mirror, heated towel rail, and shaver socket. Emergency pull cord.

## 1 BEDROOMS £260,000

### SERVICE CHARGE

- 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 Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £10,892.92 per annum (for financial year end 30/06/2025)

### LEASEHOLD

Lease 999 Years from Jan 2017

Ground rent: £495 per annum

Ground rent review date: Jan 2032

NHBC 10 Year warranty from 2017



### CAR PARKING

This apartment has its own allocated car parking space.



### ADDITIONAL INFORMATION & SERVICES

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

