



APPROX. GROSS INTERNAL FLOOR AREA 829 SQ FT / 77 SQ M
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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

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**4 SYDNEY COURT,
LANSDOWN ROAD, SIDCUP, DA14 4EF**



A beautiful and spacious TWO BEDROOM, upper ground floor apartment benefitting from a walk-out BALCONY and its own ALLOCATED CAR PARKING SPACE.

ASKING PRICE £383,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LANSDOWN ROAD, SIDCUP

2 BED | £383,000

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 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. There is also a good local bus service to Lewisham and Woolwich.

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 two double bedrooms, living room, cloakroom and shower room.

LIVING ROOM WITH BALCONY

A well-proportioned lounge with double glazed patio door and window to side opening onto balcony with views of communal gardens and the park beyond. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door lead onto a separate kitchen

KITCHEN

Modern fitted kitchen with a range of low and eye level units and drawers with a roll top work surface. UPVC double glazed electronically operated window overlooking communal gardens and park beyond. Stainless steel sink with mono lever tap and drainer. NEFF oven, NEFF microwave oven, ceramic hob, splashback, cooker hood and integral fridge freezer, tiled floor and under pelmet lighting.

BEDROOM ONE

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

BEDROOM TWO

Good size double bedroom, Ceiling lights, TV and phone point, window overlooking gardens and park. (Currently being used as a dining room).

SHOWER ROOM

Tiled shower room with walk-in level access shower. Underfloor heating and grab rails. WC and Vanity unit with sink mirror, heated towel rail, and shaver socket. Emergency pull cord. This shower room benefits from a double window that can be opened for added ventilation and natural light.

CLOAKROOM

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

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 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: £11,099.70 pa (for financial year end 30/06/2022)

LEASEHOLD

Lease 999 Years from 2017

CAR PARKING

This apartment is being offered with its own allocated car parking space. Space 'U'.

