





# Lansdown Road

Sidcup, DA14 4EN

A well presented one bedroom ground floor retirement flat located in a popular development ideally located for local amenities and overlooking parkland. The property offered CHAIN FREE.

## Main Features

- One bedroom ground floor retirement flat
- Short walk to Sidcup station & local shops
- Located opposite parkland
- Residents must be over 60
- Chain Free
- Shower room

## FULL DESCRIPTION

A chance to purchase a well presented one bedroom ground floor apartment located in this popular retirement development opposite a park. The property has been well maintained throughout and comprises: Secure communal entrance, communal lift, front door and entrance hall. Lounge, kitchen, double bedroom and shower room.

The development has a communal lounge area, laundry and communal garden as well as a guest suite for visitors. The development is warden assisted and residents must be over 60 years of age.

This is a well presented flat and located just a short walk from Sidcup train station, bus routes and shops. "Chain free"

## Entrance hall

## Lounge

17' 3" x 10' 7" (5.26m x 3.23m)

## Kitchen

7' 4" x 5' 6" (2.24m x 1.68m)

## Bedroom

13' 11" x 8' 9" (4.24m x 2.67m)

## Shower room

## Outside

Communal grounds

## ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

The development also has a communal lounge and kitchen and is warden assisted. There is also a guest suite for visitors.

It is a condition of the purchase that residents be over the age of 60.

Unexpired lease: 89 years - 125 years from 1987

Service Charge: £3439.84 per annum

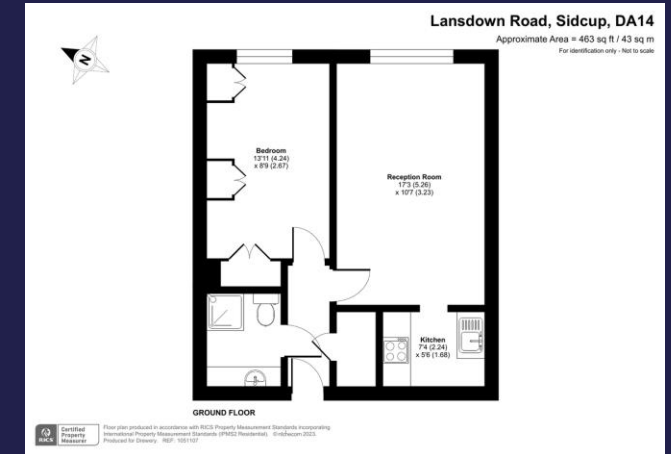
Ground Rent: £493.74 per annum

Council Tax: Band C - £1,811 per annum.

EER Rating: 80

## Directions

From our Sidcup office turn left into Station Road. At the traffic lights turn left into Hatherley Crescent and take the right fork. Turn left into Alma Road, which in turn becomes Lansdown Road. Closest Stations: Sidcup (0.28 mi) Albany Park (0.85 mi) New Eltham (1.63 mi)



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