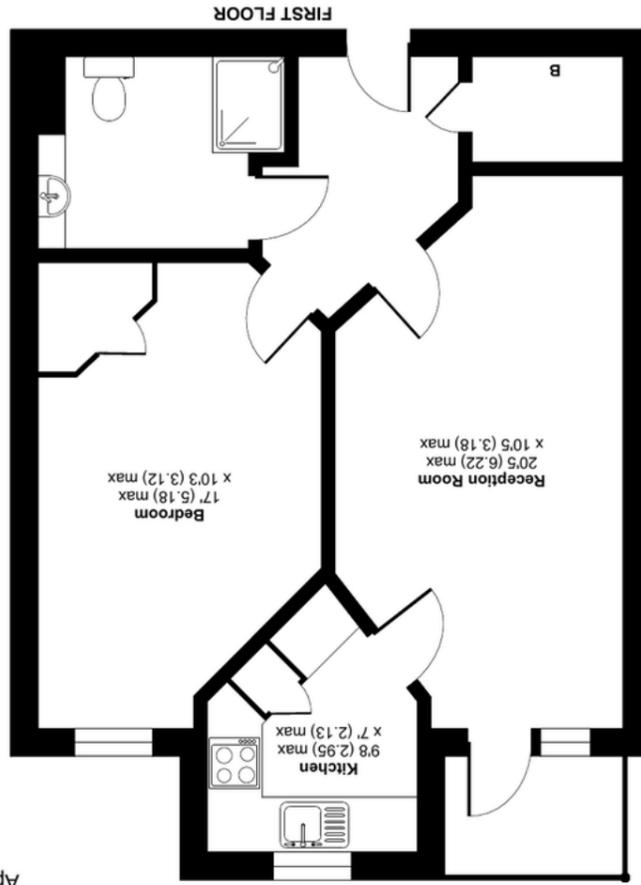


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. REF: 1054417  
Produced for Drewery.



Approximate Area = 557 sq ft / 51.7 sq m  
For identification only - Not to scale

**Sydney Court, Lansdown Road, Sidcup, DA14**



# Lansdown Road

Sidcup, DA14 4EF

One bedroom first floor retirement property with private balcony. Situated within this McCarthy & Stone Retirement Living Plus Development. "No Onward Chain".

## FULL DESCRIPTION

This one bedroom first floor retirement apartment has been redecorated and recarpeted throughout. The property benefits from a spacious living room with access to a private balcony, fully fitted kitchen, a large double bedroom with walk-in wardrobe and a wet room style shower room.

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 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.

## 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 bedroom, living room and shower room.

## Living room with balcony

20' 5" x 10' 5" (6.22m x 3.18m) A bright and well-proportioned living room with double glazed patio door and windows to side opening onto a decked and covered balcony with a southerly aspect. (6'10 x 5'10) 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

9' 8" x 7' 0" (2.95m x 2.13m) Tiled and fitted kitchen with a range of modern base and eye level units and drawers with contrasting worktops. UPVC double glazed electronically operated window. Stainless steel sink unit with mono lever tap and drainer. NEFF waist height electric oven with microwave oven above, ceramic four ring hob, stainless steel cooker hood, opaque glass splash back and integral fridge freezer and under pelmet lighting.

## Bedroom

17' 0" x 10' 3" (5.18m x 3.12m) Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point and emergency pull cord.

## Shower room

9' 7" x 6' 10" (2.92m x 2.08m) Fully tiled with non-slip resistant floor tiling, walk-in with level access thermostatically controlled shower.

Underfloor heating and grab rails. Close coupled WC, Vanity unit with wash basin, mirror, heated ladder style towel rail, and shaver socket. Emergency pull cord.

## Outside

Communal landscaped courtyard  
Allocated parking space "D" directly below the apartment.

## ADDITIONAL INFORMATION

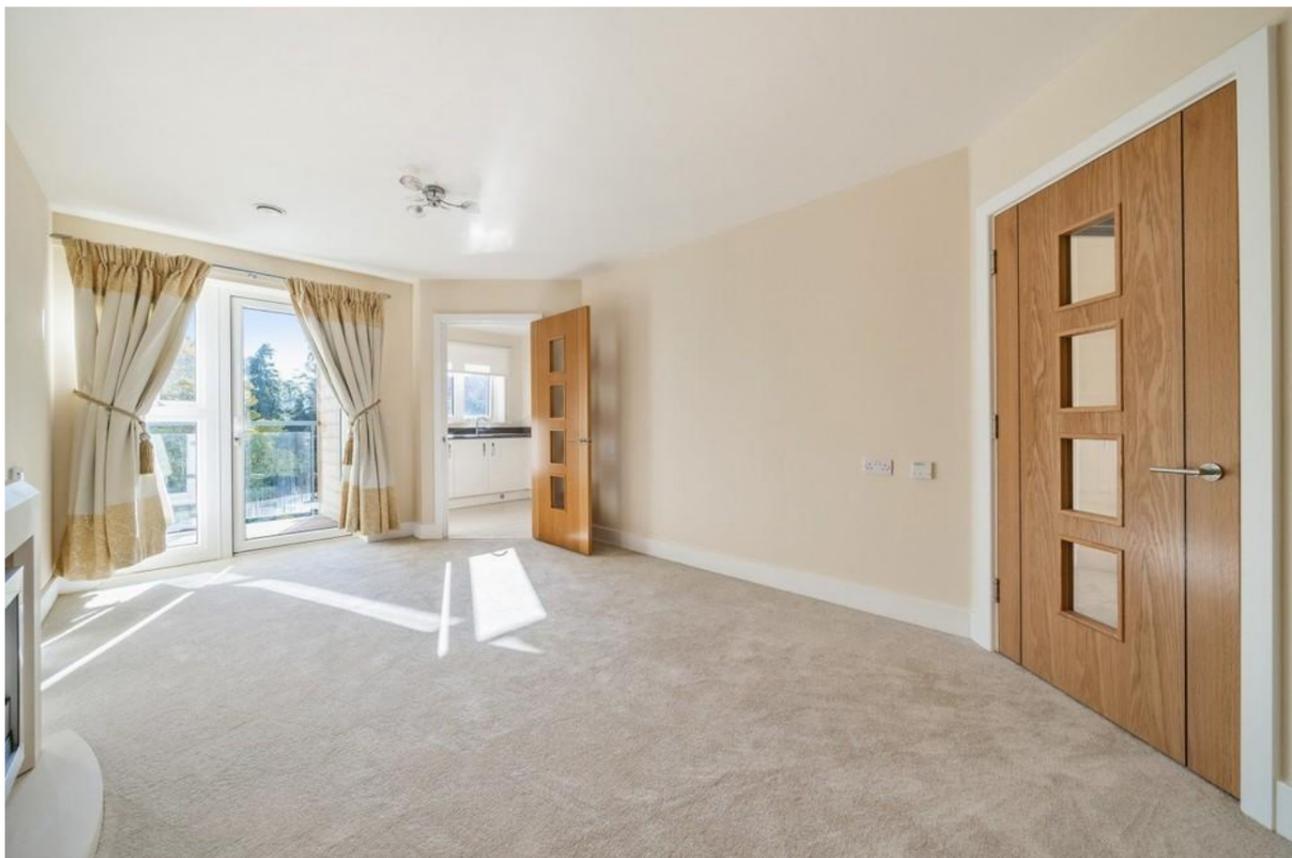
The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

It is a condition of the purchase that residents be over the age of 70

Unexpired lease: 993 years (999 years from 2017)

Service Charge: £8974.08 per annum (see below)

Ground Rent: £495 per annum



Service charge includes:  
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.

NHBC 10 year warranty from 2017

## Additional Information

Council Tax Band C £1,811 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 86

Potential EPC Rating 86

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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