



# Hatherley Crescent

Sidcup, DA14 4HY

A one bedroom ground floor retirement apartment that features its own private patio area that overlooks the well maintained communal gardens. Tudor Court is a popular block that sits just a short stroll from local shops, transport links and parks. \* Ground Floor\* \*Private Patio area\*

## Main Features

- One bedroom ground floor retirement apartment
- Private patio area
- Short walk from local shops, transport links and parks
- Well maintained communal grounds
- Residents must over 55 years of age
- Spacious lounge

## FULL DESCRIPTION

Offered for sale is this popular one bedroom apartment that sits on the ground floor with its own private patio area. The flat is located in the popular development of Tudor Court in a location that offers a short walk to the local parade of shops in Station Road as well as local transport links with a bus stop within view and the train station a short stroll away.

The property briefly comprises of: A secure communal entrance, front door, a spacious lounge which provides access directly out onto its own private patio area. The lounge also flows nicely into the kitchen with its range of storage and appliances. There is a good sized double bedroom with fitted wardrobes plus a recently improved shower room.

Externally the property has its own private patio area that overlooks the well maintained communal grounds. The development also offers the opportunity to get involved in activities and trips and has its own communal lounge, guest suite and drying area.

Properties in this development that have a patio area are always popular so your earliest viewing comes highly recommended.

## Entrance hall

### Lounge

21' 2" x 11' 0" (6.45m x 3.35m)

### Patio area

7' 7" x 5' 0" (2.31m x 1.52m)

### Kitchen

6' 7" x 6' 7" (2.01m x 2.01m)

### Bedroom

12' 5" x 8' 9" (3.78m x 2.67m)

### Shower room

### Outside

## 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 55 years.

Unexpired lease: 99 years from 30/3/1988 (so 64 years remaining)

Service Charge: £2,489.54 per annum (including buildings insurance)

Ground rent: Peppercorn

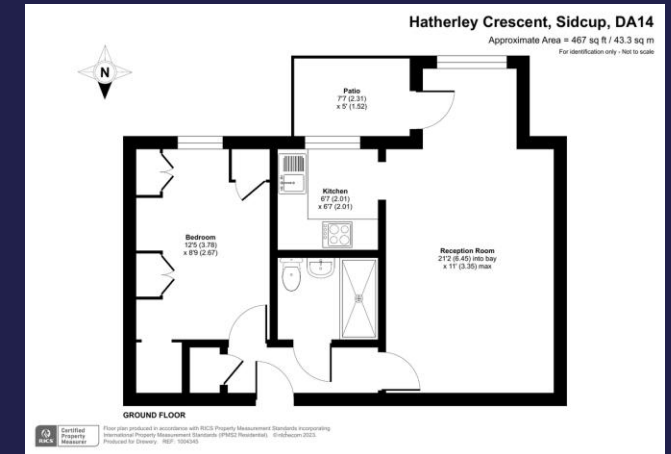
Council Tax: Band C £1811.34

EER Rating: 71

## Directions

From our Sidcup office turn left into Station Road, proceed under the railway bridge and at the traffic lights turn left into Hatherley Crescent. The block is located on the right hand side. Closest Stations: Sidcup (0.10 mi) Albany Park (0.92 mi) New Eltham (1.48 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)