



35 Sydney Court Lansdown Road, Sidcup, DA14 4EF
Asking price £425,000 LEASEHOLD

For further details
please call 0345 556 4104

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A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY OVERLOOKING THE GARDEN SIDE ***THIS PROPERTY COMES WITH A CAR PARKING SPACE***

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 $\frac{1}{2}$ 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 cloakroom and shower room.

CLOAKROOM

Tiled, WC and Vanity unit with sink mirror, heated towel rail, and shaver socket. Emergency pull cord.

LOUNGE with patio door to Juliet balcony

A well-proportioned lounge with double glazed patio door opening onto Juliet balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads into a separate kitchen.

KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. NEFF eye level oven, ceramic hob, cooker hood and integral fridge freezer. Bosch dishwasher and under pelmet lighting.

BEDROOM ONE

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

BEDROOM TWO

Ceiling lights, TV and phone point.

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.

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.

LEASEHOLD

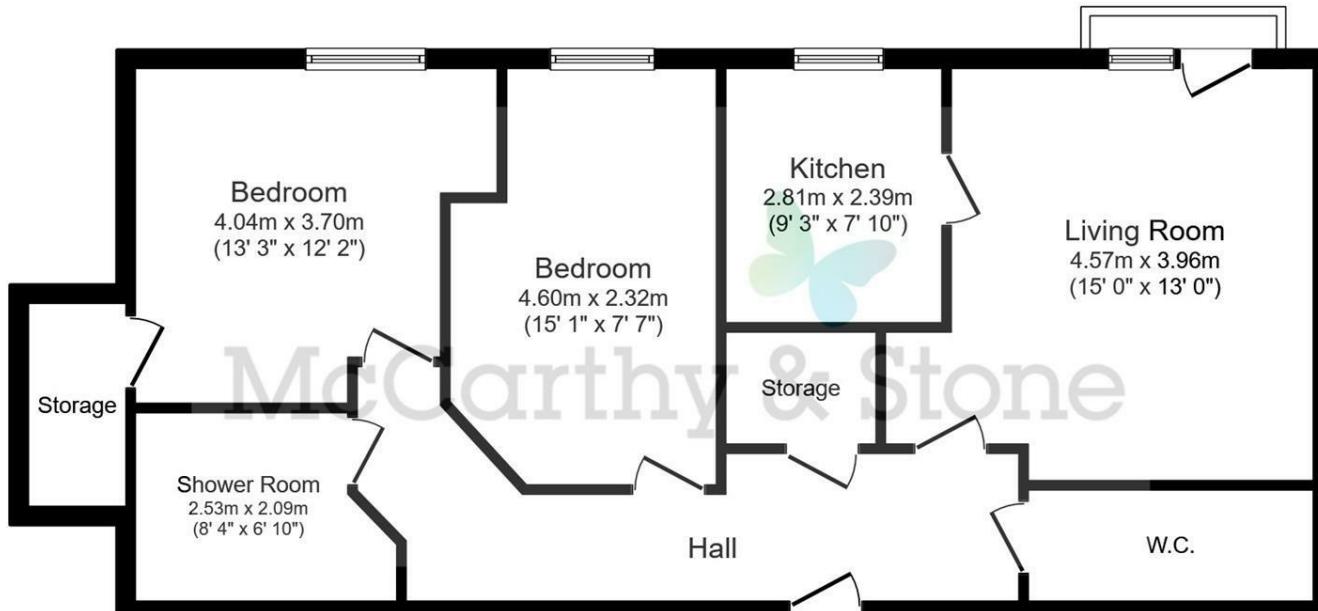
Lease 999 Years from 2017
Ground Rent £595. pa

NHBC 10 Year warranty from 2017

CAR PARKING

This property comes with its own parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	86	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

