



Lansdown Road

Sidcup, DA14 4EN

A one bedroom ground floor retirement apartment ideally located for the local shops and transport links. Offered chain free and with direct access to the communal grounds.

Main Features

- One bedroom ground floor retirement flat
- Convenient for local shops and transport links
- Chain Free
- Warden assisted
- Residents must be over 60 years of age
- Lounge open plan to the kitchen

FULL DESCRIPTION

Offered to the market is this one bedroom ground floor apartment which is in an ideal spot on the ground floor close to the communal lounge area and entrance.

The property is offered chain free and briefly comprises: Entrance hall, lounge which is open plan to the kitchen and also features direct access to the communal grounds. There is a double bedroom with fitted wardrobes along with a shower room. The developments offers plenty of activities that you are welcome to get involved with along with a communal lounge area and garden. The development is warden assisted and residents must be over 60 years of age (although in the case of a couple one must be a least 60 years old and the other one can be younger).

The local shops and transport links are all within easy access off this chain free property

Communal entrance

Private entrance hall

7' 7" x 3' 1" (2.31m x 0.94m)

Lounge

18' 1" x 10' 5" (5.51m x 3.18m)

Kitchen

7' 3" x 5' 4" (2.21m x 1.63m)

Bedroom

14' 1" x 8' 6" (4.29m x 2.59m)

Bathroom

6' 7" x 5' 3" (2.01m x 1.6m)

Outside

Communal grounds.

Some parking spaces available.

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.

Lease: Approx 93 years remaining

Service Charge £2555.96 per annum

Ground Rent: £493.74 per annum

Council Tax: Band C - £1,411.60

Local authority: Bexley London Borough Council

Residents must be over 60 years of age (in the event of a couple one must be over 60 years of age)

EER Rating: 70 EIR Rating: 53

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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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