



Lansdown Road

Sidcup, DA14 4EN

A larger than average 2 bedroom top floor retirement apartment located just a short walk from Sidcup town centre with its transport links, shops and restaurants. *Chain free*

Main Features

- Larger than average 2 bedroom top floor retirement apartment
- Short walk to Sidcup town centre
- Chain Free
- Internal viewing recommended
- Large lounge
- Kitchen

FULL DESCRIPTION

A larger than average two bedroom top floor retirement apartment located just a short walk from Sidcup town centre with its shops, restaurants and transport links. This is a great chance for someone looking to downsize but who perhaps still needs a certain level of both space and storage.

The property briefly comprises: A secure communal entrance, lift, private entrance door, a large lounge which flows into the kitchen, two double bedrooms as well as a shower room and plenty of storage.

Finch Court benefits from communal grounds, a lounge, laundry room and guest accommodation.

The apartment is offered chain free and we feel would be a great option for someone looking to downsize.

Communal entrance

Private entrance hall

Lounge

16' 5" x 11' 2" (5m x 3.4m)

Kitchen

6' 11" x 6' 7" (2.11m x 2.01m)

Bedroom one

16' 5" x 8' 10" (5m x 2.69m)

Bedroom two

16' 5" x 7' 10" (5m x 2.39m)

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.

Lease: Approx 93 years remaining

Service Charge £3407.94 per annum

Ground Rent: £548 per annum

Council Tax: Band C - £1492.35

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 and the other over 55 years of age)

EER Rating: 78 EIR Rating: 69

Local authority: Bexley London Borough Council

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)

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



Total area: approx. 61.8 sq. metres (664.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.



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