



Hatherley Crescent

Sidcup, DA14 4HY

VIDEO TOUR AVAILABLE

A two bedroom second floor retirement apartment with its own private balcony overlooking the well maintained communal gardens. This property is in good condition in this popular development and located only a short walk to Sidcup's transport links and shops. It features well kept communal areas, a beautiful communal garden with pond and is offered to the market CHAIN FREE.

Main Features

- Two bedroom second floor retirement apartment
- Popular development - short walk to Sidcup station
- Communal gardens with pond
- Rear balcony
- Chain Free
- Onsite house manager
- Residents parking available

FULL DESCRIPTION

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Offered for sale is this two bedroom, second floor retirement apartment which is positioned to the rear of the block overlooking the communal gardens. This balcony apartment is located just a short walk from Sidcup's transport links, shops and restaurants.

The property briefly comprises: A secure communal entrance, communal lift, front door, private entrance hall, a large 21'0 lounge which flows nicely into a modern kitchen as well as giving access to the rear balcony overlooking the communal gardens and offering space for a table and chairs. The property also benefits from a large main bedroom, second bedroom and a modern shower room plus storage in the hallway.

Balcony apartments in this block are very desirable so your earliest appointment comes highly recommended.

Private entrance hall

15' 4" x 3' 6" (4.67m x 1.07m)

Lounge

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

Kitchen

9' 1" x 5' 9" (2.77m x 1.75m)

Balcony

Bedroom one

15' 7" x 9' 1" (4.75m x 2.77m)

Bedroom two

11' 8" x 6' 2" (3.56m x 1.88m)

Shower room

6' 4" x 5' 7" (1.93m x 1.7m)

Outside

Well maintained 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.

It is a condition of the purchase that residents be over the age of 55 years.

Unexpired lease: 66 years (99 years from 26/6/1987)

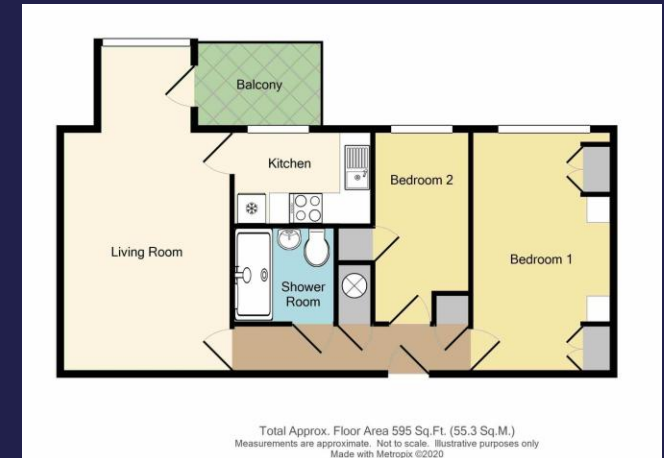
Service Charge: £2264 per annum (including buildings insurance)

Council Tax: Band C £1550.79

EER Rating: 71 EIR Rating: 55

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)



Total Approx. Floor Area 595 Sq.Ft. (55.3 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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