



Hatherley Crescent

Sidcup, DA14 4HY

VIDEO TOUR AVAILABLE

A beautifully presented 2 bedroom first floor retirement flat which is located in a very popular block which sits just a short walk from the local shops and transport links "chain free"

Main Features

- 2 bedroom first floor retirement flat
- Sought after development
- Close to Sidcup station
- Well maintained communal gardens
- Communal lounge
- Chain Free

FULL DESCRIPTION

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We are pleased to offer for sale this very well presented two bedroom first floor retirement flat. The flat is extremely well presented and briefly comprises: A secure communal entrance, communal lift, private entrance door to hallway with storage, beautifully presented lounge with feature fire, modern kitchen, two good sized bedrooms and a modern shower room. Externally there are very well maintained gardens. Tudor Court as a development is highly sought after and in particular the two bedrooms and also benefits from a communal lounge. Situated only a short walk from local transport links and shops. Offered CHAIN FREE.

Communal entrance

Private entrance hall

Lounge

18' 1" x 11' 0" (5.51m x 3.35m)

Kitchen

6' 6" x 6' 6" (1.98m x 1.98m)

Bedroom one

12' 4" x 8' 7" (3.76m x 2.62m)

Bedroom two

12' 4" x 7' 2" (3.76m x 2.18m)

Shower room

6' 4" x 5' 4" (1.93m x 1.63m)

Outside

Well maintained communal gardens.

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: 67 years (99 years from 29/4/1988)

Service Charge: £2235.02 per annum

Council Tax: Band C £1550.79

EER Rating: 82 EIR Rating: 74

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)



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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