



Hatherley Crescent

Sidcup, DA14 4HY

PHYSICAL VIEWING AVAILABLE AFTER VIEWING THE ONLINE VIDEO TOUR

A 2 bedroom balcony apartment which sits on the first floor of this sought after retirement block. The apartment has been recently decorated with a newly fitted shower room and carpets and has the added bonus of having a balcony overlooking the communal gardens. * CHAIN FREE * CENTRAL LOCATION * BALCONY*

Main Features

- 2 bedroom first floor retirement apartment with balcony
- Recently redecorated
- Newly fitted carpets
- Chain Free
- Secure entry phone system

FULL DESCRIPTION

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Offered to the market is this spacious and recently decorated 2 bedroom retirement apartment. This well presented property sits in the highly sought after block of Tudor Court. The property features a newly fitted shower room and new carpets as well as having a balcony overlooking the communal gardens.

The property briefly comprises: A secure and well maintained communal entrance, communal lift, front door, entrance hall with entry phone system, a main double bedroom, second single bedroom, new fitted shower room, a large living room which flows nicely into the kitchen as well as having access to the private rear balcony.

This is a great chance to purchase a balcony apartment in this sought after retirement block. It sits in a central location offering a short walk to local shops and transport links and is offered chain free.

Communal entrance

Private entrance hall

15' 6" x 3' 9" (4.72m x 1.14m)

Through lounge

24' 10" x 10' 6" (7.57m x 3.2m)

Kitchen

9' 0" x 5' 10" (2.74m x 1.78m)

Bedroom one

15' 9" x 7' 2" (4.8m x 2.18m)

Bedroom two

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

Shower room

6' 6" x 5' 5" (1.98m x 1.65m)

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: 65 years (99 years from 24/6/1987)

Service Charge: £2250 per annum (including buildings insurance)

Council Tax: Band C £1550.79

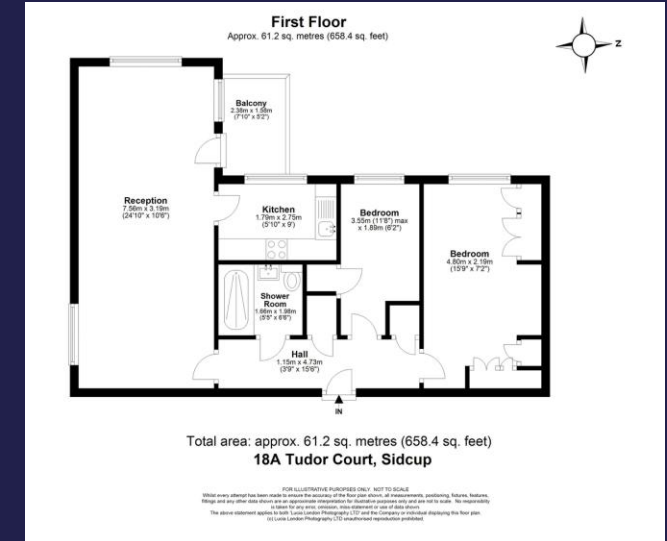
Local authority: Bexley London Borough Council

EER Rating: 68 EIR Rating: 0

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)

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



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