



Hatherley Crescent

Sidcup, DA14 4HY

A one bedroom ground floor retirement apartment located in the highly sought after Tudor Court development. This property is in a sought after location as it offers easy access to the local shops, restaurants and transport links. CHAIN FREE.

Main Features

- One bedroom ground floor retirement apartment
- Sought after location
- Easy access to local shops, restaurants and transport links
- House manager
- Chain free
- Communal lounge and kitchen facilities

FULL DESCRIPTION

This one bedroom ground floor retirement apartment is situated with the highly sought after Tudor Court development. The property is ideally located for all local amenities including shops, restaurants, transport links, pharmacy, doctors and parkland. The development has beautifully maintained communal gardens as well as a communal lounge and kitchen facilities. The property is offered CHAIN FREE.

Private entrance hall

9' 8" x 3' 0" (2.95m x 0.91m)

Lounge

17' 6" x 11' 2" (5.33m x 3.4m)

Kitchen

6' 8" x 6' 7" (2.03m x 2.01m)

Bedroom

12' 6" x 8' 10" (3.81m x 2.69m)

Bathroom

6' 6" x 5' 7" (1.98m x 1.7m)

Outside

Beautifully maintained communal grounds
Parking spaces.

ADDITIONAL INFORMATION

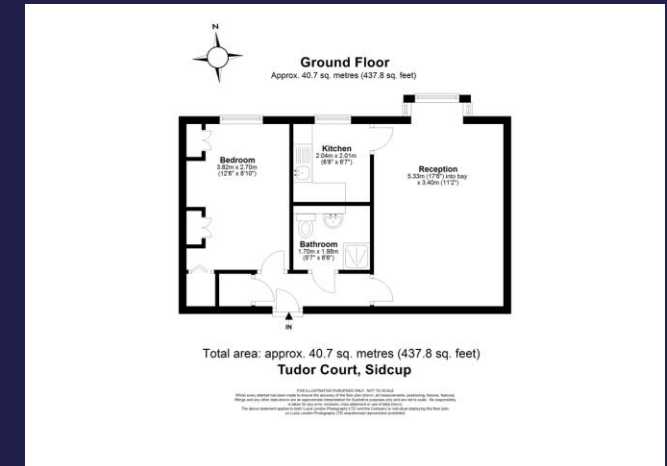
The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

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

Unexpired lease: 64 years remaining (99 years from 24th June 1987)
Service Charge: £2,118 per annum
Council Tax: Band C £1,641.53 per annum.
EER Rating: 75

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