



Hatherley Crescent

Sidcup, DA14 4HY

A larger 2 bedroom ground floor apartment that features its own private patio area opening up onto the stunning communal gardens. Located in the very popular development of Tudor Court, this property sits just a short walk from the local shops, restaurants and transport links.

Main Features

- Large ground floor flat with two good sized bedrooms
- Large lounge/dining room
- Private patio adjoining the communal gardens
- Allocated parking space
- Buyers must be over the age of 55
- Short walk to local shops, restaurants and transport links
- Chain Free

FULL DESCRIPTION

Offered to the market is this superbly located two bedroomed ground floor apartment that has the huge benefit of direct access to its own private patio area. The property sits to the rear of the development, away from any road noise and overlooks the beautifully maintained communal gardens.

Tudor Court is an efficiently managed development that has been very popular from the outset, with the enormous bonus of being just a short walk from local shops, restaurants and transport links: the railway station is a mere 5-minute walk. Tudor Court has 3 secure entrances, 2 communal lounges, and an attractive, enclosed communal garden. The apartment itself has its own private front door, entrance hall with storage, a large spacious lounge/diner with a kitchen leading off and all views overlooking the gardens. There is direct access from the lounge on to the private patio area via a single door. There are two good sized bedrooms and a

bathroom with W.C. The property also benefits from allocated parking.

This apartment is arguably in the best position in the development, and although it requires some redecorating, it will certainly attract a great deal of interest. There is also the availability of a guest suite on site, with private bathroom, available for residents to reserve for their visitors at a small charge.

Entrance hall

Lounge

25' 0" x 10' 6" (7.62m x 3.2m)

Kitchen

9' 2" x 5' 11" (2.79m x 1.8m)

Bedroom one

15' 9" x 9' 1" (4.8m x 2.77m)

Bedroom two

11' 9" x 6' 3" (3.58m x 1.91m)

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Outside

Communal gardens.
Allocated parking space.

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.

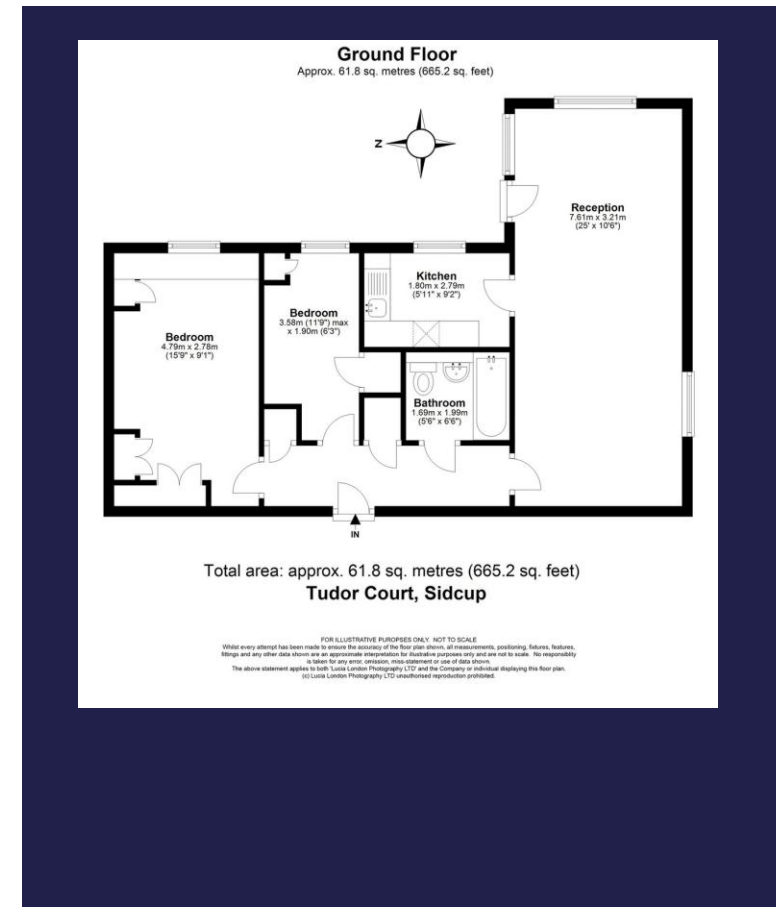
It is a condition of the purchase that residents be over the age of 55 years.

Unexpired lease: 65 years remaining (99 years from 24/6/1987)

Service Charge: £1689.722 per annum

Council Tax: Band C £1641.53

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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