



# Hatherley Crescent

Sidcup, DA14 4HY

A well presented one bedroom balcony apartment located in the highly desirable Tudor Court retirement development. Located just a short walk from the local transport links, shops and restaurants.

## Main Features

- One bedroom balcony apartment
- Sought after retirement development
- Short walk to transport links
- Convenient for shops and restaurants
- Chain Free
- Communal lounge

## FULL DESCRIPTION

Offered to the market is this well presented one bedroom balcony apartment that sits in the highly sought after retirement block of Tudor Court. The property sits in a great location offering a short walk to the local shops, restaurants and transport links.

The apartment briefly comprises of: a secure communal entrance, communal lift, private entrance door, hallway with storage, a good sized double bedroom, bathroom, a lounge which flows nicely into the kitchen and also offers access out onto your own private balcony.

The development also offers beautifully maintained communal gardens, a communal lounge which provides the option to get involved with classes and trips out. Overall though this is a great chance to purchase a retirement apartment in a popular development and one that comes with its own private balcony. CHAIN FREE.

**Communal entrance**

**Private entrance hall**

**Lounge/diner**

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

**Balcony**

**Kitchen**

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

**Bedroom**

12' 6" x 8' 9" (3.81m x 2.67m)

**Bathroom**

6' 5" x 5' 6" (1.96m x 1.68m)

**Outside**

Beautifully maintained communal gardens and a communal residents lounge. Permit parking available.

## 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 24th June 1987)

Service Charge: £2,248.47 per annum

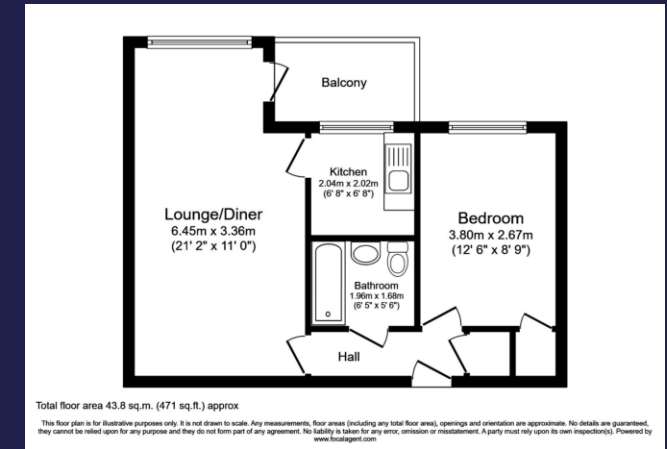
Council Tax: Band C £1641.53

EER Rating: 82

Local authority: Bexley London Borough Council

## 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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