



Hatherley Crescent

Sidcup, DA14 4HY

A one bedroom ground floor apartment that sits in one of Sidcup's most sought after retirement developments. It is well presented with a smart shower room and has the huge selling point of having its own private patio area. It is offered to the market chain free and sits just a short walk from the local shops, restaurants and transport links. *

Private Patio * Ground Floor *

Main Features

- One bedroom ground floor retirement apartment
- Private patio area
- Close to entrance
- Short walk to local shops, restaurants and transport links
- Chain Free

FULL DESCRIPTION

Offered to the market is this spacious one bedroom ground floor retirement flat that sits in the sought after development of Tudor Court. This well presented apartment sits in a fantastic location just along the corridor from the main entrance and the communal lounge and has the huge selling point of having its own private patio area.

The property briefly comprises of: a secure communal entrance, private front door, entrance hall with storage, a large 21't lounge with access onto your own private patio area. There is a kitchen off the lounge and you have a modern shower room and a double bedroom.

Externally there are some beautifully maintained communal gardens and grounds and a communal lounge which are just along the corridor from this great apartment. Tudor Court is a very popular development for the over 55's and sits just a short walk from local shops, restaurants and transport links. * CHAIN FREE * PRIVATE PATIO AREA *

Communal entrance

Private entrance hall

Lounge

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

Patio area

8' 9" x 5' 5" (2.67m x 1.65m)

Kitchen

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

Bedroom

12' 5" x 8' 9" (3.78m x 2.67m)

Shower room

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

Outside

Well maintained communal grounds.

Permit parking on a first come first served basis.

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: £2248.46 per annum

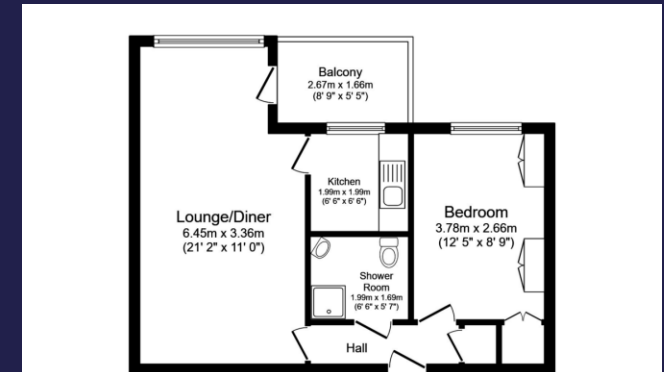
Council Tax: Band C £1641.53

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)

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



Total floor area 43.0 sq.m. (463 sq.ft.) approx
This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or measurement. A party must rely upon its own inspections. Powered by www.localagent.com



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