



# Hatherley Crescent

Sidcup, DA14 4HY

A 2 bedroom ground floor retirement apartment that sits in the very desirable development of Tudor court. This 2 bedroom apartment will be sure to attract interest as it features its own private patio area and also sits in a close proximity to the main entrance. The local shops, restaurants and transport links are all within a short walk and it is offered to the market CHAIN FREE.

## Main Features

- Two bedroom ground floor retirement apartment
- Small private balcony area
- Easy access to local shops, restaurants and transport links
- Chain Free
- House Manager
- Communal lounge and kitchen facilities

## FULL DESCRIPTION

Offered for sale is this 2 bedroom ground floor apartment that sits in the very desirable development of Tudor court. This deceptively spacious apartment has the big selling point of not only being ground floor but also has its own private patio area. It briefly comprises of: A secure communal entrance, front door, entrance hall with storage, a deceptively spacious lounge with a door that leads directly to your own private patio area, kitchen, two bedrooms and shower room.

Externally the development also offers a beautiful communal garden with pond and seating areas, a communal lounge which regularly runs a variety of clubs/events and all this sits in a location that is a short walk from the local shops, restaurants and transport links. \*

\* CHAIN FREE \* PRIVATE PATIO/BALCONY\*

## Entrance hall

### Lounge

21' 3" x 11' 1" (6.48m x 3.38m)

### Kitchen

9' 2" x 6' 0" (2.79m x 1.83m)

### Bedroom one

15' 9" x 9' 3" (4.8m x 2.82m)

### Bedroom two

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

### Bathroom

6' 6" x 5' 4" (1.98m x 1.63m)

### Outside

Private balcony area.

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: £2268 per annum

Council Tax: Band C £1641.53

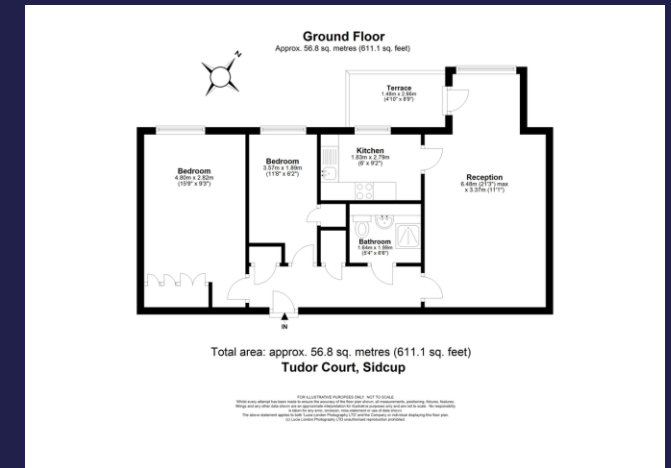
EER Rating: 71

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)

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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