



Hatherley Crescent

Sidcup, DA14 4HY

A deceptively spacious one bedroom top floor retirement apartment that has the great positioning of being close to the lift and also overlooks the fantastic gardens. Tudor Court is a popular development that gives easy access to the local parade of shops, restaurants and transport links and properties in this development are always sought after.

Main Features

- One bedroom top floor retirement apartment
- Overlooking the well maintained communal gardens
- Easy access to local shops, restaurants and transport links
- Close to the lift
- Sought after development
- Deceptively spacious lounge

FULL DESCRIPTION

Offered for sale is this deceptively spacious one bedroom top floor retirement apartment. This spacious one bedroom apartment sits in a great location overlooking the well maintained gardens and also is within close proximity to the communal lift.

Tudor Court is a sought after development that offers just a short walk to the local shops, restaurants and transport links and the apartment briefly comprises of: A secure communal entrance, communal lift, front door, hallway, a deceptively spacious lounge which overlooks the beautiful communal gardens and then the lounge flows nicely into the kitchen. There is a shower room and good sized double bedroom with fitted storage.

Tudor Court as a development also offers a communal lounge with events/clubs and trips on offer and there are also some very well maintained communal gardens with seating area and fish pond. The development is in a great location and offers just a short walk to the local shops, restaurants and transport links.

Entrance hall

Lounge/diner

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

Kitchen

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

Bedroom

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

Shower room

6' 5" x 5' 5" (1.96m x 1.65m)

Outside

Well maintained communal gardens with seating area and fish pond.
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.

Lease: 99 years from 24th June 1987 (so 64 years remaining)

Service Charge: £2245.80 per annum

Council Tax: Band C £1709.33

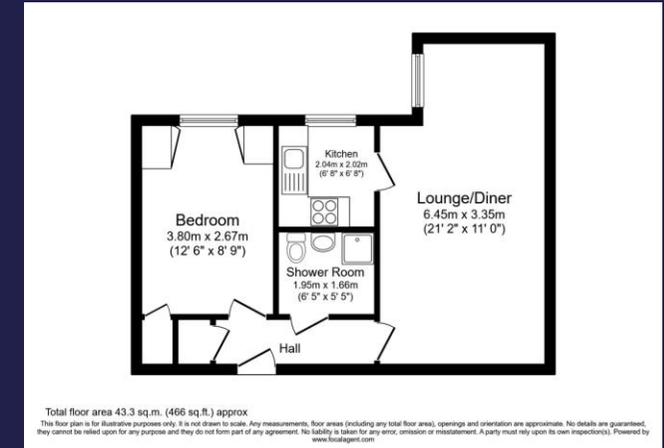
EER Rating: 75

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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