



**Tudor Court | Hatherley Crescent, Sidcup, DA14 4HY**

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Offers in excess of £140,000

Leasehold



## Tudor Court, Hatherley Crescent

Located within a sought-after retirement complex, just a stone's throw away from Sidcup station, local shops, cafes, and restaurants is this spacious top floor apartment located close to the lift.

### Property Features

- Council Tax: C
- EPC Rating: C
- Chain Free
- One Bedroom
- Retirement Apartment
- Communal Lounge Facilities
- Modern Kitchen
- Shower Room
- Residents Parking





## Interior

**Entrance Hall** 2.97m x 0.91m (9'9" x 3') Door to side, built in storage cupboard housing hot water cylinder, wood flooring.

**Lounge/Dining Room** 6.43m x 3.35m (21'1" x 11') Double glazed window to front and side, coved ceiling, feature fireplace, carpet.

**Kitchen** 1.98m x 1.9m (6'6" x 6'3") Double glazed window to front, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and mixer tap, integrated oven and hob with extractor hood above, space for fridge/freezer, part tiled walls, vinyl flooring.

**Bedroom** 3.76m x 2.62m (12'4" x 8'7") Double glazed window to front, coved ceiling, two built in wardrobes, built in storage cupboard, economy 7 storage heater, carpet.

**Shower Room** 1.93m x 1.65m (6'4" x 5'5") Enclosed shower cubicle, vanity wash hand basin with storage under, low level WC, extractor fan, tiled walls, carpet.

## Leasehold Information

Unexpired term of lease: Approximately 63 years

Original start and lease term: June 1987 for 99 years

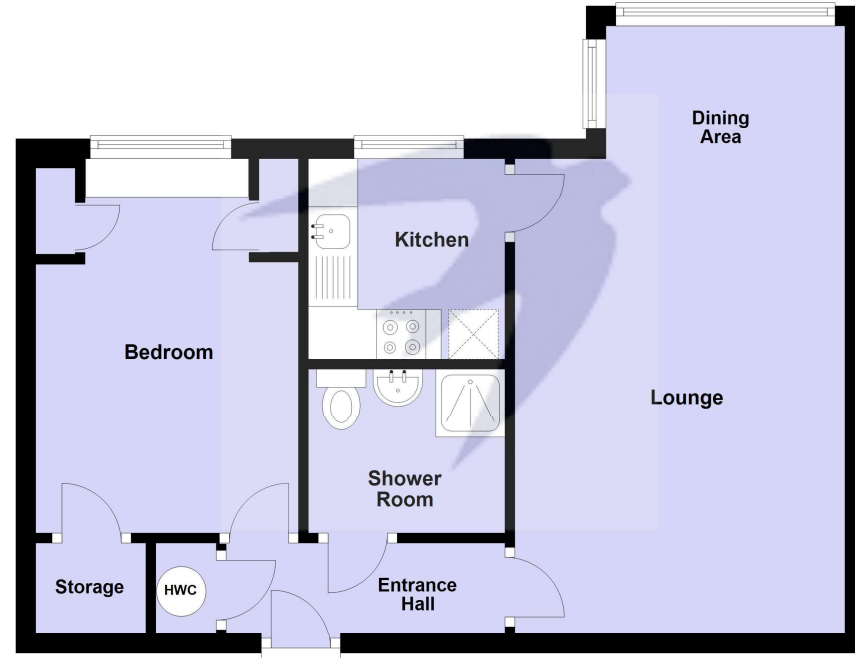
Current ground rent: £0

Current service charge: Approx £3214.37 per annum

Next ground rent review: TBC

All the above needs to be verified by your solicitor.

## Second Floor



For Illustration Only  
Plan produced using PlanUp.

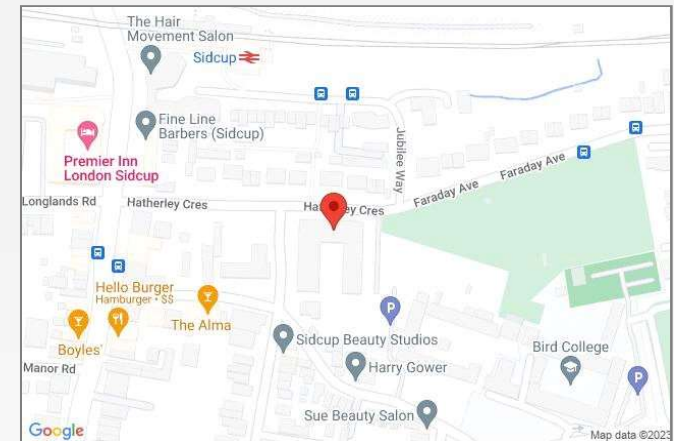






## Property Location

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## Additional Information

Sidcup is located in the London Borough of Bexley. It enjoys a busy high street, a library, supermarkets, a train station, the borough's main hospital, good schools and leisure facilities.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Sidcup is brimming with pubs and restaurants, with friendly 'locals' serving the community.

Please note as this is a retirement development there is an age restriction where residents need to be 55 years or older.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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