



SYDNEY COURT

Lansdown Road | Sidcup, DA14 4EF



Asking Price: £269,500

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Lansdown Road, Sidcup

Sydney Court is a retirement living plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living.

Property Features

- Council Tax: C / EPC Rating: B
- First floor
- Estate Manager on Site
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge & restaurant
- Wellness suite/hairdressing salon
- Guest suite for family or friends
- Laundry room
- Mobility scooter store with charging points
- Landscaped gardens



Entrance Hall Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, lounge and shower room.

Lounge 6.48m x 3.23m (21'3" x 10'7") A well-proportioned lounge with double glazed patio door to balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen 3.18m x 3.23m (10'5" x 10'7") Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with contrasting work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven and microwave oven, ceramic hob, cooker hood and integral fridge freezer. Under pelmet and kickplate lighting.

Bedroom 5.61m x 3.1m (18'5" x 10'2") Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Shower Room 2.8m x 2.1m (9'2" x 6'11") Fully tiled with non-slip resistant floor tiling, walk-in with level access shower. Underfloor heating and grab rails. WC and Vanity unit with sink mirror, heated towel rail, and shaver socket. Emergency pull cord.

Leasehold Information

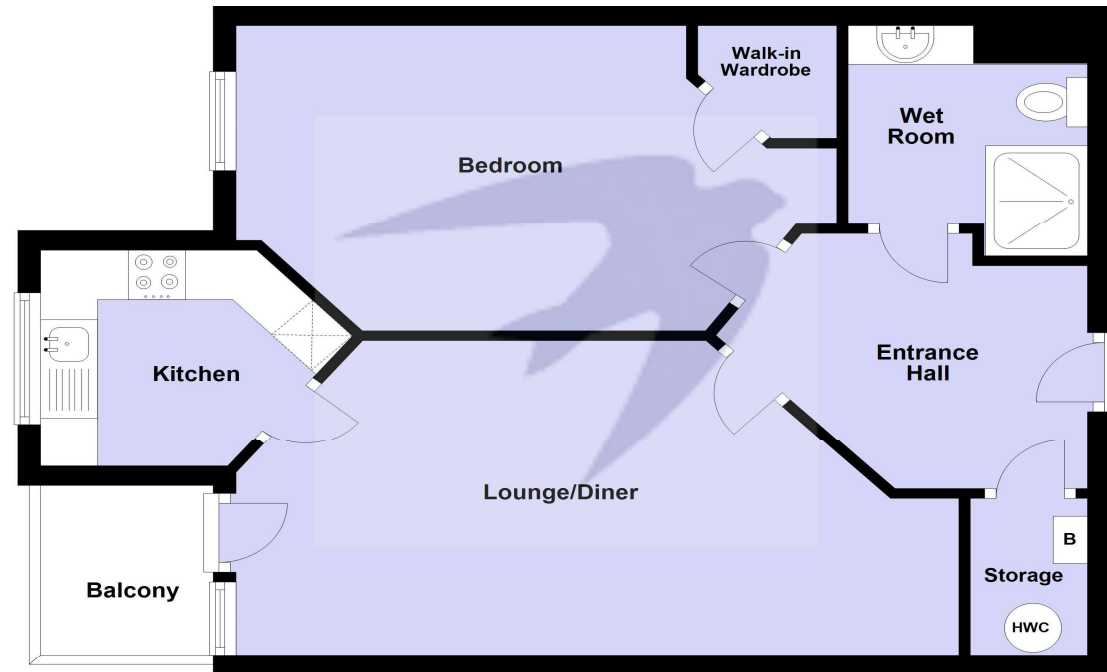
Time remaining on lease: Approx. 993 years

Ground Rent: £495 Per Annum (due for review January 2023)

Service Charge: Approx. £8,974 Per Annum

All the above needs to be verified by your solicitor

First Floor



For Illustration Only
Plan produced using PlanUp.





Service Charge Includes

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas • Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

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.

Property Location

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FOR MORE INFORMATION CONTACT US TODAY.

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