



Sidcup Hill | Sidcup, Kent, DA14 6FH



Asking Price £375,000 Leasehold

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Sidcup Hill, Sidcup

Kingswood Court is a development built by McCarthy & Stone in 2015 who specialise in Retirement communities for the over 60's providing a stylish home to feel proud of.

Property Features

- Council Tax: D
- EPC Rating: C
- Modern Retirement Development
- Two Double Bedrooms
- En-Suite Wet Room/Shower
- Modern Fitted Kitchen
- Large Lounge Diner
- Residents Parking (Payable Extra)
- Resident House Manager
- Over 900 Year Lease
- Guest Suite Available



Interior

Entrance Hall 5.9m x 1.35m (19'4" x 4'5") Hardwood door to front, inset spotlight, built in storage cupboard, radiator, carpet.

Lounge/Dining Room 7.16m x 3.15m (23'6" x 10'4") Double glazed window to rear, two radiators, carpet.

Kitchen 3.63m x 2.16m (11'11" x 7'1") Double glazed automatic window to rear via remote, matching range of wall and base units incorporating cupboards, drawers and worktops, ceramic sink unit with drainer and mixer tap, integrated appliances: fridge/freezer, microwave, oven and hob with extractor hood above, LED kick plates, inset spotlights, radiator, tiled flooring.

Bedroom One 6.7m x 3.8m (22' x 12'6") Double glazed window to rear, radiator, carpet.

Walk in Wardrobe 2.24m x 1.22m (7'4" x 4') Shelving, rail, carpet.

En-Suite Bathroom 2.24m x 1.73m (7'4" x 5'8") Enclosed shower cubicle, low level WC, wash hand basin, chrome heated towel rail, part tiled walls, tiled flooring.

Bedroom Two 4.04m x 3.33m (13'3" x 10'11") Two double glazed windows to rear, radiator, carpet.

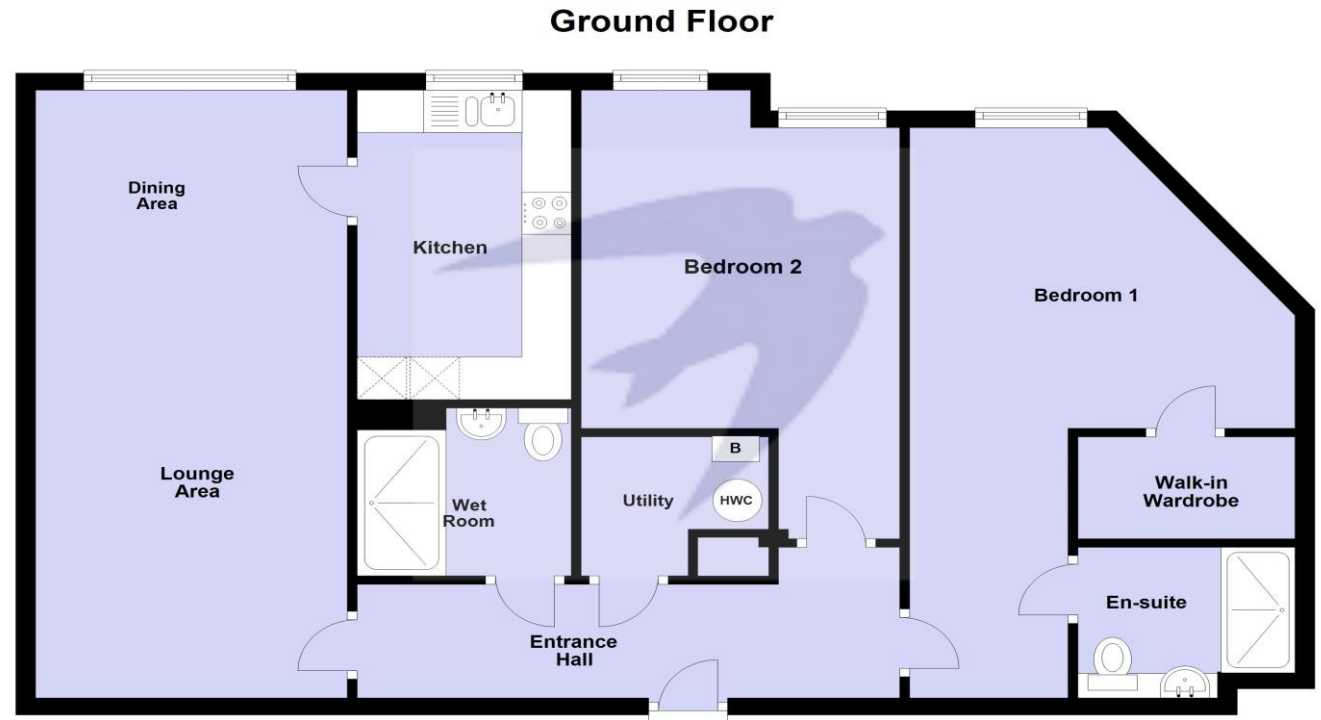
Shower / Wet Room 2.13m x 1.96m (7' x 6'5") Walk in shower cubicle, pedestal wash hand basin, low flush WC, chrome heated towel rail, inset spotlights, extractor fan, part tiled walls, tiled flooring.

Utility Room 1.88m x 1.6m (6'2" x 5'3") Plumbed for washing machine, hot water cylinder, space for tumble dryer.

Exterior

Garden Communal Garden to rear.

Parking available at additional cost of £250 per year.



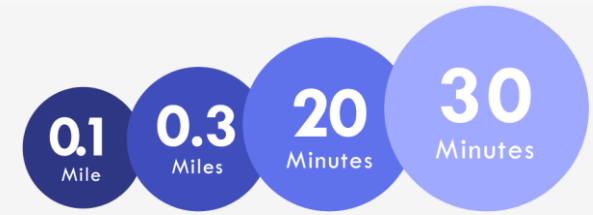
For Illustration Only
Plan produced using PlanUp.





Property Location

Sidcup Hill, Sidcup, Kent, DA14 6FH



*All distances from Sidcup High Street. Train time from nearest station.

Leasehold Information

Unexpired term of lease: 991 Years
 Original start and lease term: 2015 for 999 Years
 Current ground rent: £595 Per Annum
 Current service charge: £324.14 Per Month
 Next ground rent review: TBC
 All the above needs to be verified by your solicitor.



**FOR MORE INFORMATION
 CONTACT US TODAY.**

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