

Hatherley Crescent Sidcup DA14 4HY Leasehold

Council Tax: C EPC Rating: C Spacious one-bedroom GROUND FLOOR retirement property benefiting from a private patio area. Looking out on to well-maintained communal gardens & close to the bustling Sidcup High street & station.

- Chain Free
- Ground Floor

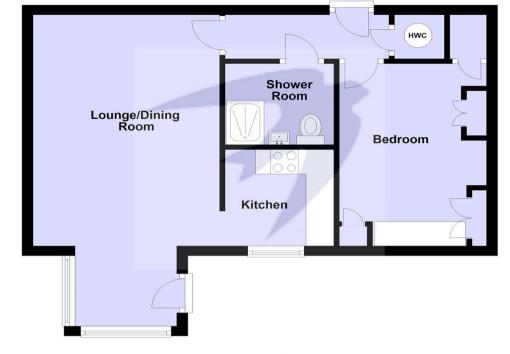
- Large Lounge/Diner
- Shower Room

- Private Patio Area
- Over 55's Only



Guide Price £160,000-£180,000

# **Ground Floor**



For Illustration Only Plan produced using PlanUp.

#### Accommodation

Entrance Hall: Storage cupboard, entry phone, wood style laminate flooring.

**Lounge:** 6.43m x 3.35m (21'1" x 11') Maximum dimensions. Double glazed window to rear, wood style laminate flooring.

**Kitchen:** 1.98m x 1.96m (6'6" x 6'5") Double glazed window to rear, fitted with a range of wall and base units with complimentary work surfaces, stainless steel sink unit, drainer and mixer tap, integrated hob, vinyl flooring.

**Bedroom:** 3.76m x 2.64m (12'4" x 8'8") Double glazed window to rear, fitted wardrobes and cupboards, carpet.

**Shower Room:** Fitted with a three piece suite comprising, shower cubicle, wash hand basin and WC, vinyl flooring.

External: Private patio area and communal gardens.

#### **Leasehold Information**

Unexpired term of lease: Approx 62 years

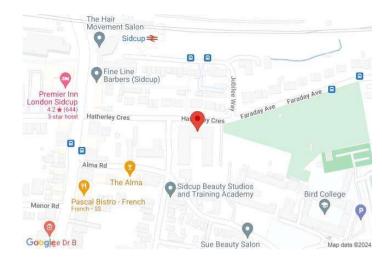
Original start and lease term: 99 years from 24/06/1987

Current ground rent: Peppercorn

Current service charge: Approx £2011.24 per annum

Next ground rent review: TBC

All the above needs to be verified by your solicitor.



## FOR MORE INFORMATION CONTACT US TODAY.

020 8298 0500 Robinson Jackson 1 & 2 Wellington Parade, Blackfen, DA15 9NB tony.murray@robinson-jackson.com

### **Additional Information**

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

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.

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