

£250,000  
Hatherley Crescent, Sidcup, Kent, DA14  
4HY



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

A ground-floor, two-bedroom retirement apartment, recently redecorated throughout, positioned in arguably the best location within this popular development. Ideally situated for shopping and transport facilities, this property offers comfortable, low-maintenance living.

This highly sought-after development features a private patio overlooking the central communal gardens and is only a short walk from the residents' meeting/coffee room.

Offered with no onward chain, the apartment includes a modern fitted kitchen, a contemporary shower room, fitted wardrobes in the main bedroom, and new fitted carpets throughout.

Accommodation comprises an entrance hall with excellent storage, a lounge/diner with patio doors leading to the private patio, kitchen, two bedrooms, and a shower room.

The communal gardens are exceptionally well maintained, and residents benefit from a lounge with kitchen area and an on-site House Manager.

Lease: 62 years

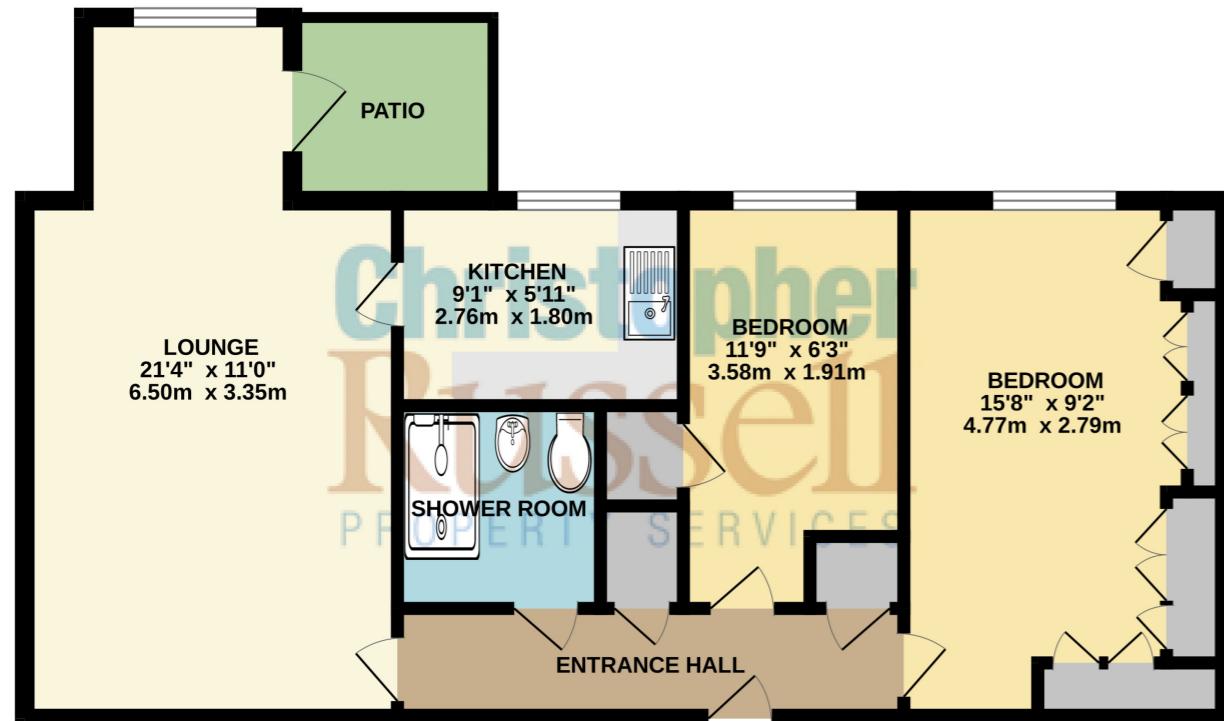
Service Charges: £267.86 per calendar month.

Council Tax Band C.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			