

VILLAGE ESTATES

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RETIREMENT FLAT

OVER LOOKING GARDENS

EASY REACH OF AMENITIES

BALCONY

POPULAR DEVELOPEMENT

NO CHAIN



32 Tudor Court
Hatherley Crescent
Sidcup, DA14 4HY

Offers in the Region Of £150,000

Village Estates are pleased to present this one double bedroom retirement flat with the added benefit of a balcony overlooking a picturesque communal garden and no chain. This very popular development comes with a lift servicing all floors, communal lounge, part time warden and resident parking.

ENTRANCE HALL: Door to communal hallway. Entryphone system. Storage heater. Cupboard housing water tank. Emergency pull cord. Coved ceiling. Carpet.

LOUNGE: 21' 1" x 11' 0" (6.42m x 3.35m) Double glazed window. Storage heater. Carpet. Double glazed door to balcony overlooking communal garden.

KITCHEN: 6' 8" x 6' 7" (2.03m x 2.01m) Double glazed window to rear overlooking communal gardens. Full range of wall, drawer and base units with work surfaces. Stainless steel sink unit with cupboard under. Plumbed for washing machine. Local tiling. Vinyl flooring.

BEDROOM ONE: 12' 5" x 8' 9" (3.78m x 2.66m) Double glazed window to rear overlooking communal gardens. Built-in wardrobe. Coved ceiling. Emergency pull cord. Carpet.

SHOWER ROOM: Double shower cubicle. Low level W.C. Wash hand basin. Wall heater. Emergency pull cord. Extractor fan. Tiled walls. Vinyl flooring.

EXTERNAL: Beautifully kept grounds, resident parking, communal lounge, guest suite, part-time warden on site (9am-2pm Mon-Fri).



TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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CURRENT ENERGY EFFICIENCY RATING 'C'

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.