



Stannard Court, Culverley Road, London, SE6 2LE

- Guide Price £200,000 to £220,000
- Ground Floor
- 26ft Reception with doors to patio
- Sold Chain Free
- Catford town centre / shops 300m
- Two double bedrooms
- Retirement Apartment for over 60s
- Lease 103 years remaining
- Communal lounge and gardens
- EPC C

Guide Price £200,000 to £220,000



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DESCRIPTION

Guide Price £200,000 to £220,000. Well presented, two double bedroom, ground floor retirement apartment within Stannard Court. Sold Chain Free.

The main reception / dining room of the apartment is over 26ft long, with space for easy chairs, sofa, dining table, desk and space by the patio doors for a further chair to look out on the gardens. There is a small private patio outside, leading to communal gardens. The kitchen is off the reception room with fitted oven, hob and extractor and space for a fridge, freezer and washing machine.

There are two double bedrooms, both over 15ft long, with windows overlooking the gardens. The bathroom has a walk in shower, and there two large storage cupboards in the hallway.

The apartment is for people over the age of 60, or if a couple, one over 60 and one over 55. There is a House Manager on site who can be contacted from different points within the apartment in case of emergency, or when the House Manager is off duty, then there is a 24 hour emergency careline.

There is a communal lounge for residents, plus communal gardens outside and a shared laundry. There is a rear gate (with key) close to the apartment for more direct access to the town centre.

The lease has 103 years remaining.

The apartment would suit a person or couple over 60 who want their own home and independence, but with emergency support on hand, and communal facilities such as the lounge and gardens, plus still be close to shops and cafes, etc in Catford town centre.

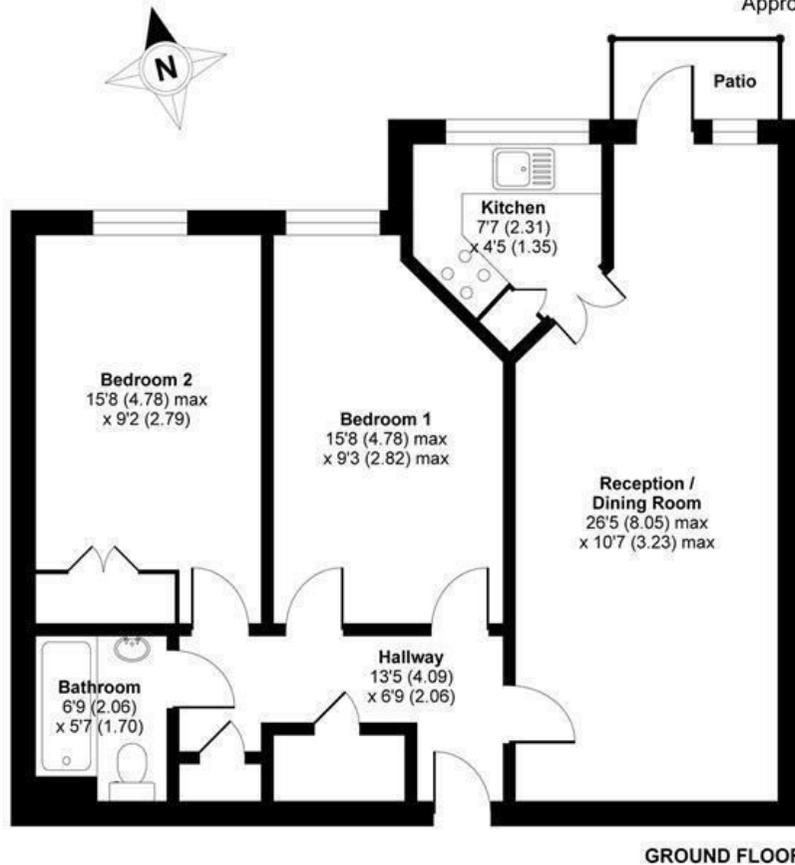
Please call the Sales Team at Hunters Catford to arrange your viewing.





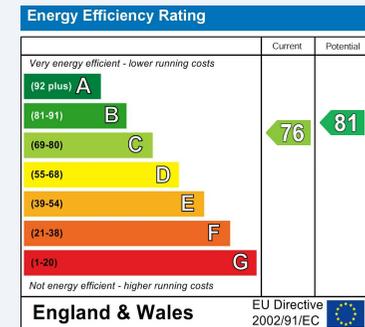
Culverley Road, London, SE6

Approximate Area = 744 sq ft / 69.1 sq m
For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters. REF: 703284

Viewings

Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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