



Stannard Court, Culverley Road, London, SE6 2LE

- O.I.E.O £140,000
- Retirement Apartment
- Residents' Lounge
- 24hr Emergency Careline
- Town Centre Shops 0.2 miles
- One Double Bedroom
- Minimum Age 60
- House Manager on site
- Direct Access to Communal Gardens
- EPC C

Offers In Excess Of £140,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

A lovely, well presented, one bedroom retirement apartment on the ground floor of Stannard Court, 0.2 miles from Catford Town Centre. Sold chain free.

The main reception/dining room of the apartment is 19'8ft long, with space for easy chairs, sofa, dining table, etc. The kitchen is off the reception room with fitted oven, hob and extractor plus space for a fridge and a separate freezer. There is one double bedroom which is 15'9ft long.

There is a communal lounge for residents, plus communal gardens outside, and a shared laundry. There is also free parking for residents.

The House Manager can be contacted from various points within the apartment in the case of an emergency. For periods when the House Manager is off-duty there is a 24 hour emergency careline response system.

It is a condition of purchase that residents be over the age of 60, or in the event of a couple, one must be over the age of 60 and the other over 55.

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 0.2 miles.

Catford and Catford Bridge stations are 0.4 miles.

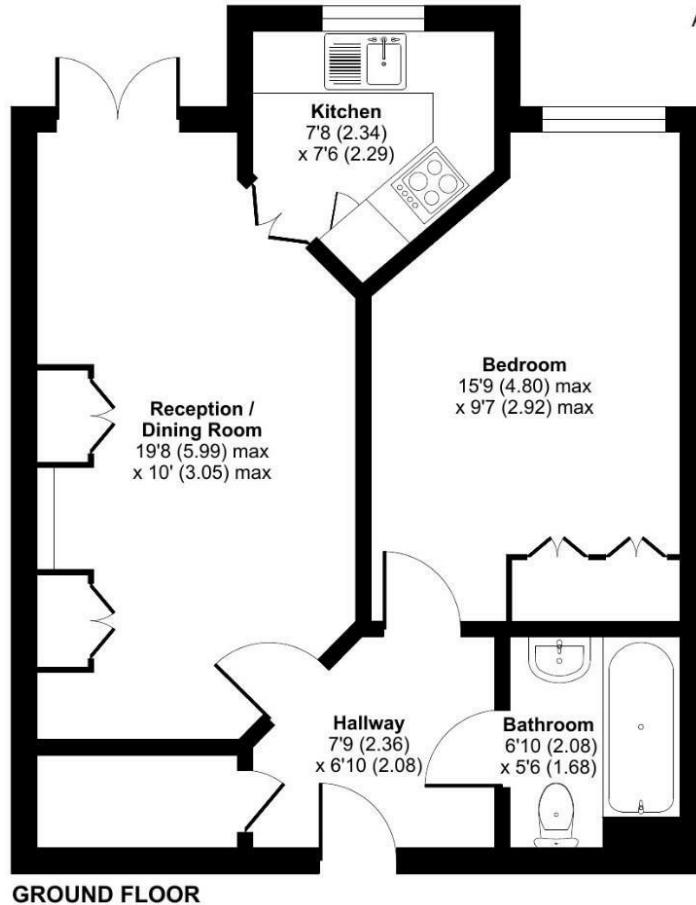
The lease has 103 years remaining. Sold Chain Free.

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





Stannard Court, Culverley Road, London, SE6



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Hunters. REF: 1123011



Certified
Property
Measurer

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.

Approximate Area = 512 sq ft / 47.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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