



Stannard Court, Culverley Road, London, SE6 2LE

- Guide Price £160,000
- Retirement Apartment
- House Manager on site
- Residents' Lounge
- Minimum Age 60
- Two Bedrooms
- First Floor with Lift Access
- Communal Gardens
- 24hr Emergency Careline
- EPC C

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DESCRIPTION

Chain free, two bedroom retirement apartment on the first floor of this purpose built development, accessible via a lift.

The main reception/dining room of the apartment is over 26ft long, with space for easy chairs, sofa, dining table, etc. 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.

There is a communal lounge for residents, plus communal gardens outside, and a shared laundry. Each apartment has a parking space. 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 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. 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.

The lease has 105 years remaining. Sold Chain Free.

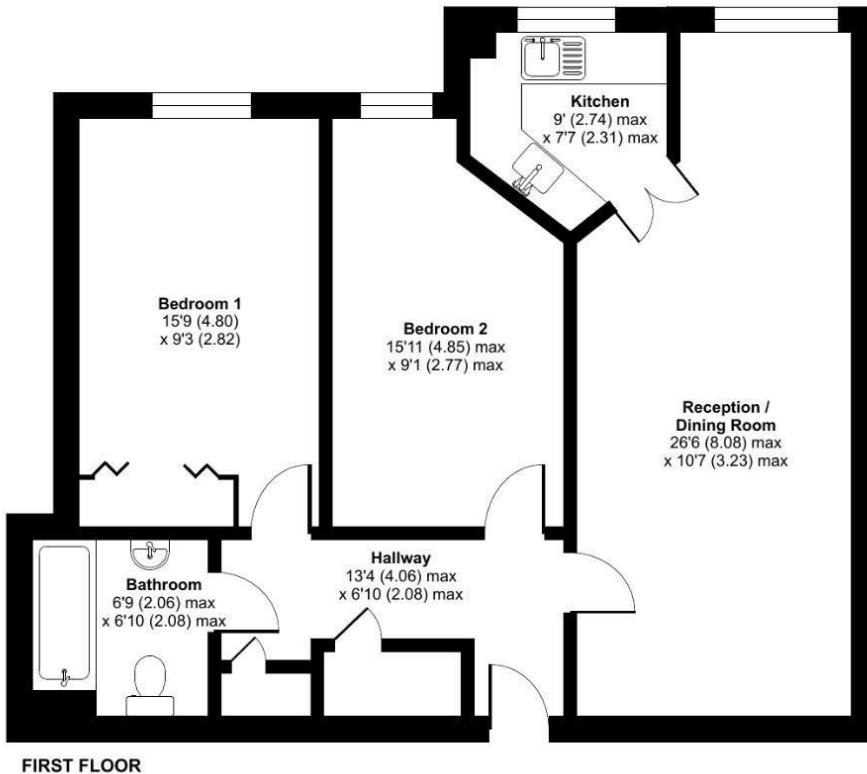
Please call the Sales Team at Hunters Catford to arrange you viewing.





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Approximate Area = 754 sq ft / 70 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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Viewing

Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

153 Rushey Green, Catford, SE6 4BD

Tel: 020 8698 7499 Email:

catford@hunters.com <https://www.hunters.com>



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 | 76 | 82 |
| (69-80) C | | |
| (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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