Excellent

Trustpilot

McCarthy & Stone
Resales.







5 Shepheards House

Manor Park Road, Chislehurst, BR7 5FT

2 | 1 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Shepheards House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £600,000
Leasehold

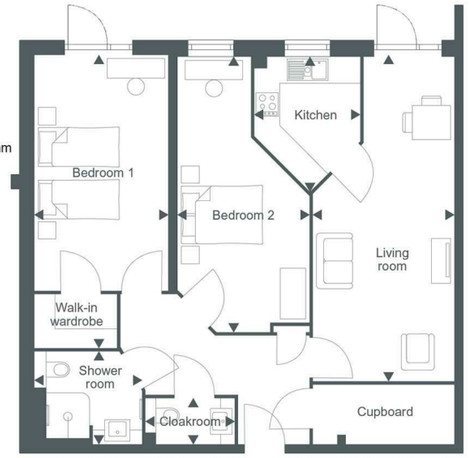
0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

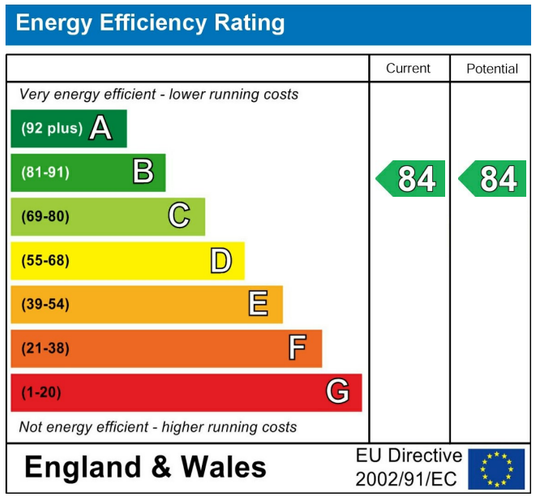
- Fabulous two bedroom ground floor apartment with access onto a large paved patio
- Allocated car parking space
- 24 hour emergency call system
- Communal lounge
- Bistro style restaurant serving freshly prepared meals daily
- Guest suite for family or friends
- Wellness suite/Hairdressing salon
- Landscaped gardens with patio areas and seating
- Mobility scooter store with charging points
- One hour per week of domestic help within the service charge

McCarthy & Stone
Resales.

Trustpilot Rated Excellent







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

5 Shepheards House, Chislehurst

2 | 1 | Asking price £600,000

Summary
Shepheard's House is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room a hair salon and bistro/restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the bedroom, entrance hall and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Shepheard's House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Shepheards House enjoys a desirable location, with the nearest amenities on Royal Parade, just 0.3 miles from the site. Here, you'll find a selection of independent retailers, a clothing boutique, florist and gastro pub.

Chislehurst train station is 1.2 miles away with direct connections to London Charing Cross, Sevenoaks and Orpington. For those who prefer the bus, there is a stop a few hundred yards from the development, with services following the 61 and 273 routes. Chislehurst high street, Royal Parade and Lewisham and Bromley are a few minutes by bus, while the sheltered bus stop at Chislehurst War Memorial offers wider routes to take you further afield.

Apartment Overview
A beautifully presented and spacious two-bedroom ground floor retirement apartment, offering modern, low-maintenance living with the added benefit of a paved patio area.

The property offers a generous-sized living room, providing a comfortable and welcoming space, with a glazed door opening directly onto the patio creating a lovely extension to the living accommodation.

The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use.

The spacious double bedrooms have been thoughtfully designed with the main bedroom benefitting from a walk-in wardrobe, offering excellent storage, while the modern shower room is fitted with a walk-in level access shower and contemporary sanitaryware.

There is a separate guest WC/cloakroom. Further useful storage is provided by a walk-in airing cupboard/utility cupboard, adding to the apartment's excellent practicality.

Overall, this is a well-presented apartment, combining modern accommodation, generous living space, excellent storage and the added benefit of a paved patio area and an allocated car parking space.

Social Lifestyle
The Communal Lounge is at the heart of the community at Shepheards House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Shepheards House is the patio area with seating in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Shepheards House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
The personal care services available at Shepheards House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Service Charge (Breakdown)
• 24-Hour on-site staffing
• 1 hours domestic assistance per week
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24 hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Running of the on-site restaurant
• Buildings insurance

Service Charge: £14,143.32 per annum (for financial year ending 31/03/2027

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

The Service charge does not cover external costs such as your Council Tax, electricity or TV license. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Leasehold
Lease: 999 Years from 1st January 2018
Ground rent: £510 per annum
Ground rent review: 1st January 2033

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













