



NO ONWARD CHAIN A modernised lower ground floor one bedroom apartment located on this sought after retirement complex, conveniently located for both Crayford and Bexleyheath town centres. The property comprises lounge/diner with private patio area, modern kitchen, double bedroom and a recently installed wet room. Facilities include communal lounge, communal laundry room, guest suite, Development Manager and a 24 hour emergency call system. Please note that it is a condition of purchase that residents be over the age of 55 years. VIEWING HIGHLY RECOMMENDED

**ENTRANCE HALL**

Timber laminate flooring, electric heater, storage cupboard, intercom system.

**LOUNGE/DINER**

6.4 x 3.35 (21'0" x 11'0")

Carpet, electric heater, double glazed window to rear, doors to private patio area.

**KITCHEN**

2.01 x 2.01 (6'7" x 6'7")

Vinyl floor, electric heater, full range of base and wall units including single drainer sink unit with cupboard under, plumbed for washing machine, double glazed window to rear.

**BEDROOM**

3.76 x 2.67 (12'4" x 8'9")

Carpet, electric heater, double glazed window to rear.

**WET ROOM**

1.98 x 1.73 (6'6" x 5'8")

Vinyl floor, shower with panelling, inset wash hand basin, low level wc, heated towel rail, tiled walls.

**PRIVATE PATIO AREA**

Enclosed private patio area overlooking communal garden.

**COMMUNAL GARDENS**

Large secluded mature landscaped communal gardens to rear.

**PARKING**

Allocated parking for 1 car with several visitor spaces

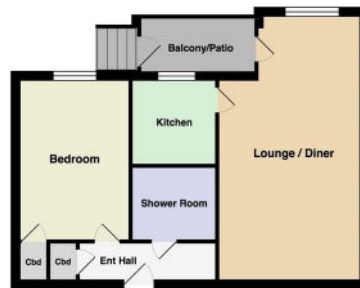
**TENURE**

We are advised that the property is leasehold. The lease started in 1987 for a term of 99 years. The service charge statement for the period 31/3/2021 to 30/3/2022 was £2633.44.

Ground rent: Not applicable.

**DISCLAIMER**

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.