



CHAIN FREE - A one bedroom apartment, one of only two in the block, situated near to the town centre and zone 6 rail station. The property has a contemporary design with open plan kitchen and living area, bathroom, communal grounds and parking space.

VIEWINGS HIGHLY RECOMMENDED!

ENTRANCE HALL

Radiator. Double glazed window to rear.

LIVING ROOM

5.03 x 3.73 (16'6" x 12'3")

Timber laminate floor. Double glazed window to side and rear. Open to kitchen area:

KITCHEN

3.48 x 2.84 (11'5" x 9'4")

Stainless steel sink and drainer unit with cupboard under. Space for fridge/freezer. Plumbed for washing machine and dishwasher. New induction hob & oven. Radiator. Double glazed window to front, rear and side.

BEDROOM

3.94 x 3.66 (12'11" x 12'0")

Timber laminate floor. Radiator. Double glazed window to front.

BATHROOM

Panelled bath. Low level W/C. Pedestal wash hand basin. Radiator. Fitted cupboard with wall mounted gas fire boiler for central heating and hot water. Double glazed window to front.

PARKING

One allocated parking space.

TENURE

We have been advised that the property is Leasehold.

The lease started on 25/12/2006 for a term of 125 years.

The service charge statement for the period 05/04/2021 to 4/4/2022 was £972.50.

Ground Rent £200pa for the first 25 years of the term, £400pa for the next 25 years of the term, £800pa for the next 25 years of the term, £1600pa for the next 25 years of the term and £3200 for the final 25 years of the term.

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



Agent's Floor Area
678.34 SQ.FT.
(63.17 SQ.M.)
APPROX. GROSS INTERNAL FLOOR AREA 678.34 SQ. FT. (63.17 SQ. M.)
For Identification Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

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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.