





CHAIN FREE, NEW LEASE OF 99 YEARS ON COMPLETION ground floor one bedroom apartment situated on this sought after retirement complex and conveniently located for both Crayford and Bexleyheath town centres. The property comprises lounge/diner with private balcony, kitchen, double bedroom and shower 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

Large storage cupboard, carpet, intercom system.

LOUNGE/DINER

7.01 x 3.48 (23'0" x 11'5")
Double glazed bay window to rear, carpet, door to balcony.

KITCHEN

3.3 x 3.35 (10'10" x 11'0")
Double glazed window to rear, one and half bowl drainer sink with mixer tap, full range of base and wall units, space for electric oven, space for fridge freezer, laminate flooring.

BEDROOM

4.52 x 4.37 (14'10" x 14'4")
Double glazed window to rear, built in cupboard, carpet.

SHOWER ROOM

1.93 x 2.79 (6'4" x 9'2")
Shower cubicle with electric shower, hand basin, low level WC, extractor fan, heated towel rail, laminate flooring.

BALCONY

Over looking the communal garden

COMMUNAL GARDEN

Large secluded mature landscaped communal gardens to rear.

TENURE

We are advised that the property is leasehold. The lease started in March 1987 for a term of 99 years.

The service charge statement for the period of 01/04/2021 to March 2022 was £2595.00

Ground rent: Not applicable

Council Tax Band A

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 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	85
	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.