





Ideally located for all amenities is this extremely well presented two double bedroom split level apartment. The property features a lounge/diner, separate modern fitted kitchen, double bedroom and a contemporary bathroom. On the next level, is the Master Bedroom with an en-suite dressing room. Additional benefits include an allocated parking bay, with visitors parking also available on the development.

The property is conveniently situated for Crayford Station and the variety of shops the High Street has to offer.

This stunning property comes highly recommended, especially to first time buyers and buy to let investors looking for the central location this excellent property has to offer.

Entrance Hall

Reception Room

1.22m.25.91mm x 0.91m.20.73mm (4.85m x 3.68m)

Kitchen

2.67m x 2.1m (8'9" x 6'10")

Bedroom Two

3.25m x 2.7m (10'7" x 8'10")

Bathroom

Landing

Master Bedroom

3.68m x 3.12m (12'0" x 10'2")

En-Suite Dressing Room

Parking

Allocated Parking Bay

Tenure

Our vendor has informed us that this is a leasehold property | Lease Term Remaining: 91 years | Lease Term: 125 years from 1st January 1989 | Service Charge: £958 per annum. Paid bi-annually | Ground Rent: £200 per annum. Paid bi-annually | Estate Charge: £201 per annum

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	64	76
(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.