

LIVERMORES
THE ESTATE AGENTS



A two bedroom second floor apartment in this secure and friendly retirement block on the edge of both Crayford and Bexleyheath town centres. Also benefitting from a recently renewed lease, the apartment occupies a favourable position, enjoying a sunny aspect overlooking the communal garden.

Comprising modern fitted kitchen, lounge/diner, double bedroom with fitted wardrobes, single bedroom, modern fitted shower room, and a private balcony. Additionally, the property benefits from a secure entry phone system, a communal lounge where a variety of social events take place, the use of a laundry room, a guest suite (available at a nominal charge) and pretty communal gardens. VIEWING RECOMMENDED.

Agents Note: Please note that all photographs were taken prior to the current owner moving into the property.

Entrance Hall

Lounge/Diner
6.45m x 3.35m (21'1" x 10'11")

Kitchen
2.74m x 1.78m (8'11" x 5'10")

Bedroom One
4.14m x 2.77m (13'6" x 9'1")

Bedroom Two
3.05m x 1.88m (10'0" x 6'2")

Shower Room

Balcony

Dedicated balcony to rear of property.

Communal garden

Pretty communal gardens with well maintained lawns and mature beds and shrubs.

Laundry Room

Available and dedicated for resident use only.

Parking

Residents and visitors parking available.

Tenure

Our vendor has informed us that this is a leasehold property. Lease Term Remaining: 96 years Lease Term: 99 years from October 2020 Service Charge: £2500 per annum. Ground Rent: A peppercorn (if demanded)

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	73	80
(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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