

LIVERMORES
THE ESTATE AGENTS





Offered to the market CHAIN FREE this One-bedroom flat is sure to meet the needs of any first-time buyer. Entering the property, you are met with a spacious hallway with a built-in cupboard for storage. The kitchen is open plan with the living room and provides access to the Juliette Balcony. The bedroom is fitted with modern carpet and allows a lot of natural light from the window.

Located just off Perry Street, this property is close to all local amenities. With great links to Bexleyheath, Barnehurst and Crayford train stations.

VIEWINGS ARE HIGHLY RECOMMENDED!

Entrance Hall

Lounge/Diner
5.39m x 3.62m (17'8" x 11'10")

Kitchen
2.89m x 1.84m (9'5" x 6'0")

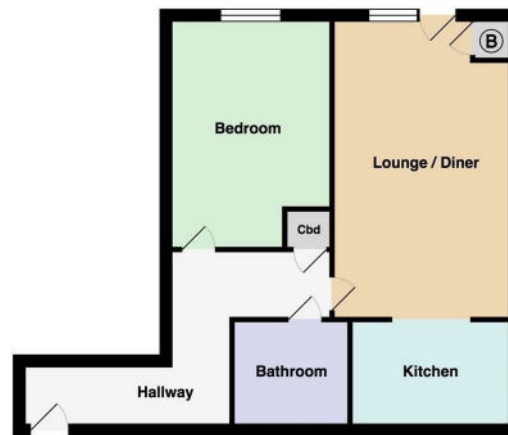
Bedroom
2.88m x 4.33m (9'5" x 14'2")

Bathroom
2.06m x 1.69m (6'9" x 5'6")

Parking
One allocated parking space.

Tenure
Our vendor has informed us that this is a Leasehold property.
Lease Term Remaining: 113 Years
Service Charge: £1,557.67
Ground Rent: £0 pa

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	81	81
(69-80) C		
(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.