

LIVERMORES





Welcome to Beech Haven Court, a delightful and well-maintained ground-floor retirement flat designed exclusively for residents aged 55 and above. Nestled within a peaceful development, this two-bedroom property offers comfort, community, and convenience.

The flat features a spacious lounge/diner, opening onto a private balcony. Both bedrooms are well-proportioned, and the modern wet room adds a touch of practicality. The kitchen is thoughtfully designed to cater to your daily needs, the property is complemented by electric heating throughout.

Residents benefit from exceptional communal facilities, including a communal lounge that hosts regular social events such as film nights, bingo, and darts. Additional amenities include laundry facilities and two beautifully landscaped gardens, perfect for relaxation or connecting with neighbours. An on-site manager is available on weekdays to provide assistance, while the 24-hour emergency call system ensures peace of mind.

Located within a short walk of Crayford High Street, Beech Haven Court provides easy access to shops, cafes, and essential services. Excellent transport links include Crayford Station (Oyster Zone 6) with direct trains to Charing Cross and Cannon Street, the nearby A2 motorway for swift connections to Central London and the M25, and local bus services to Bluewater and Bexleyheath. Nearby green spaces such as Shenstone Park and Hall Place offer further opportunities to enjoy the outdoors.

This is an ideal opportunity to join a vibrant and secure retirement community, with everything you need on your doorstep.

Tenure

Our vendor has informed us that this is a Leasehold property.

Lease Term On Completion: 99 years

Service Charge: £3,446 per annum

Ground Rent: Nil

Additional Information

Parking: Residence & Visitors Parking

Heating: Electric

Electricity Supply: Mains

Water Supply: Mains

Drainage: Mains

Council: Bexley

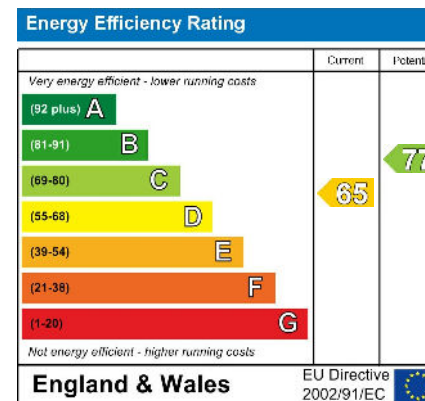
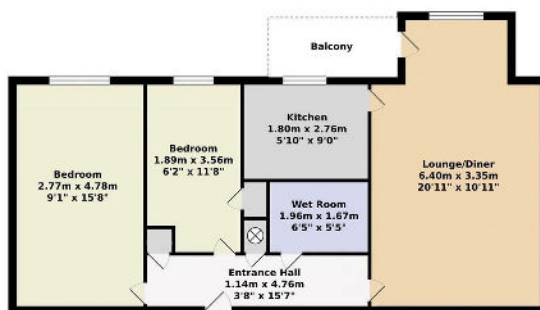
Broadband: Standard and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.

Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information.

Internal Measurements: Please refer to the floorplan.

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.



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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.