LIVERMORES
THE ESTATE AGENTS

132 WOODFALL DRIVE, CRAYFORD, KENT, DA1 4TR

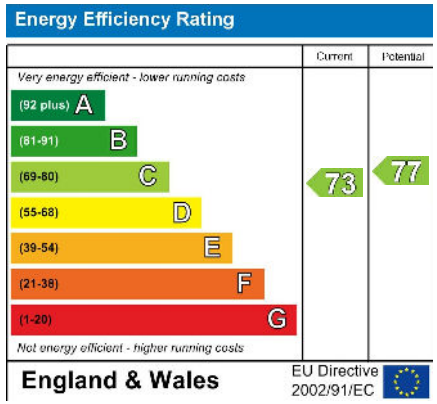
£250,000 (LEASEHOLD - SHARE OF FREEHOLD)

Tenure - Leasehold
Our vendor has informed us that this is a Share of Freehold property.
Lease Term: 999 years from 25 March 2014 expiring on 24 March 3013
Service Charge: £120 PCM (confirmed by Woodfall Drive Freeholders Company Ltd)
Ground Rent: £25 per annum, collected on 1st January (confirmed by Woodfall Drive Freeholders Company Ltd)

Additional Information
Parking: One allocated parking space
Heating: Gas Boiler
Electricity Supply: Mains
Water Supply: Mains
Drainage: Mains
Council: Bexley
Broadband: Standard, Superfast 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 see the floor plan.

Disclaimer
These particulars should be regarded as a general guide only and therefore should not be relied upon as statements of fact. They do not form part of any contract or offer. All photographs, measurements and distances referred to are given as a guide only and therefore should not be relied upon for any purpose.

If a floorplan is shown, this will not be to scale, and the accuracy is not guaranteed. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition.
Reference to tenure, leases, service charge, ground rent, estate management charges, fixtures, fittings, condition, extensions, planning permission, building consents/regulations, building works, conversions, or any other 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. If clarification or further information is required, please contact us before making an appointment to view, especially if you are travelling some distance.



Livermores The Estate Agents
126 Crayford Road, Crayford, Kent, DA1 4ES
01322 550777
crayford@livermores.co.uk

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.