



**Crook Log, Bexleyheath**  
**£295,000 Leasehold**



CHAIN FREE SALE Parris Residential are delighted to offer this two-bedroom ground-floor apartment with secure underground parking space located just a short walk away from Bexleyheath train station and the open space of Danson Park. Benefits include double-glazed windows, electric heaters and of course the convenience of being on the ground floor. Your inspection is recommend.

Leasehold - 92 Years remaining | EPC Band D | Council tax band C | Service charge for 2025 is £2400.00 | Ground Rent £140.00 P.A





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



## Entrance Hall

Lounge 14'7" x 10'11" (4.45 x 3.33)

Kitchen 10'10" x 7'01" (3.30 x 2.16)

Bedroom One 12'10" x 9'11" (3.91 x 3.02)

Bedroom Two 10'10" x 7'11" (3.30 x 2.41)

Bathroom 7'1" x 6'9" (2.16 x 2.06)

Secure underground parking

