

LIVERMORES
THE ESTATE AGENTS



Nestled within the sought-after Beech Haven Court, this charming two-bedroom apartment caters exclusively to those aged 55 and above. Positioned on the southeast corner of Shenstone Park, just as you enter Crayford, this residence offers not only a peaceful retreat but also convenient access to local amenities.

The prime location boasts excellent connectivity, with the 96 bus route right at your doorstep. A mere five-minute stroll leads you to the vibrant Crayford High Street, where an array of cafes, pubs, and the convenience of Sainsbury Supermarket awaits.

Accessibility is a key feature of this development, with Crayford Train Station (Zone 6) and the A2 within easy reach. These transportation options ensure seamless connections to both Central London and the picturesque landscapes of Kent.

Experience the perfect blend of tranquillity and accessibility in this welcoming retirement haven. The proximity to local attractions and transportation links makes this two-bedroom apartment an ideal choice for those seeking a comfortable and well-connected living space in the heart of Crayford.

Entrance Hall

4.7m x 1.13m (15'5" x 3'8")

Lounge/Diner

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

Kitchen

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

Bedroom One

2.77m x 4.78m (9'1" x 15'8")

Bedroom Two

1.88m x 3.58m (6'2" x 11'8")

Shower Room

1.97m x 1.69m (6'5" x 5'6")

Private Balcony

2.39m x 1.58m (7'10" x 5'2")

Parking

Residents & visitors spaces

Communal Amenities

Lounge, Laundry Room & Gardens

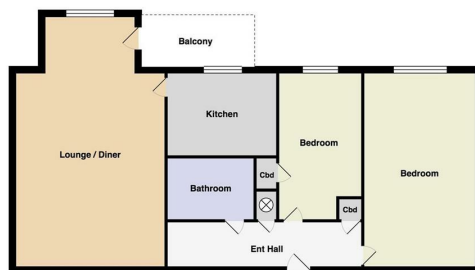
Tenure

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

Lease Term Remaining: 96 Years

Service Charge: £3,400 per annum

Ground Rent: Nil



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(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	

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.