



LIVERMORES
THE ESTATE AGENTS



Offered to the market chain-free, this spacious ground floor maisonette is an excellent choice for first-time buyers eager to step onto the property ladder. Situated just a short walk from Crayford High Street, you are never far from an array of transport links providing direct access to London. Boasting 527 square feet of internal living space, this property features a neutral decor throughout, along with a modern bathroom and kitchen, making it ideal for immediate occupancy. Additionally, you will enjoy the added benefits of a private garden area and one off-street parking space. Viewings are highly recommended to appreciate this property.

- Entrance Porch**
1.33m x 1.23m (4'4" x 4'0")
- Lounge/Diner**
4.72m x 5.72m (15'5" x 18'9")
- Kitchen**
2.08m x 2.82m (6'9" x 9'3")
- Hall**
2.48m x 0.96m (8'1" x 3'1")
- Bathroom**
2.21m x 1.60m (7'3" x 5'2")
- Bedroom**
4.82m x 2.85m (15'9" x 9'4")

Tenure
Our vendor has informed us that this is a Leasehold property.
Lease Term Remaining: 117 Years
Service Charge: £1,008.50 per annum
Ground Rent: £300 per annum

Additional Information
Parking: One off-street parking space
Heating: Gas Boiler
Electricity Supply: Mains
Water Supply: Mains
Drainage: Mains
Council: Bexley
Broadband: Standard and Superfast 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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.