

132 WOODFALL DRIVE, CRAYFORD, KENT, DA1 4TR

£250,000 (LEASEHOLD - SHARE OF FREEHOLD)

LIVERMORES





#### 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.



**Woodfall Drive, Crayford, DA1**  
This plan is intended only as a layout guide, as no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute a plan which is binding on any offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, and dimensions are approximate and are given in metres. Areas are calculated in accordance with the Royal Institution of Surveyors' 'Building Surveying Practice Statement 1: Measurement of Areas of Premises'. Head heights and clearances are given in metres. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the stated points, internally, unless otherwise stated. May not be valid. www.dronedrawings.com

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC