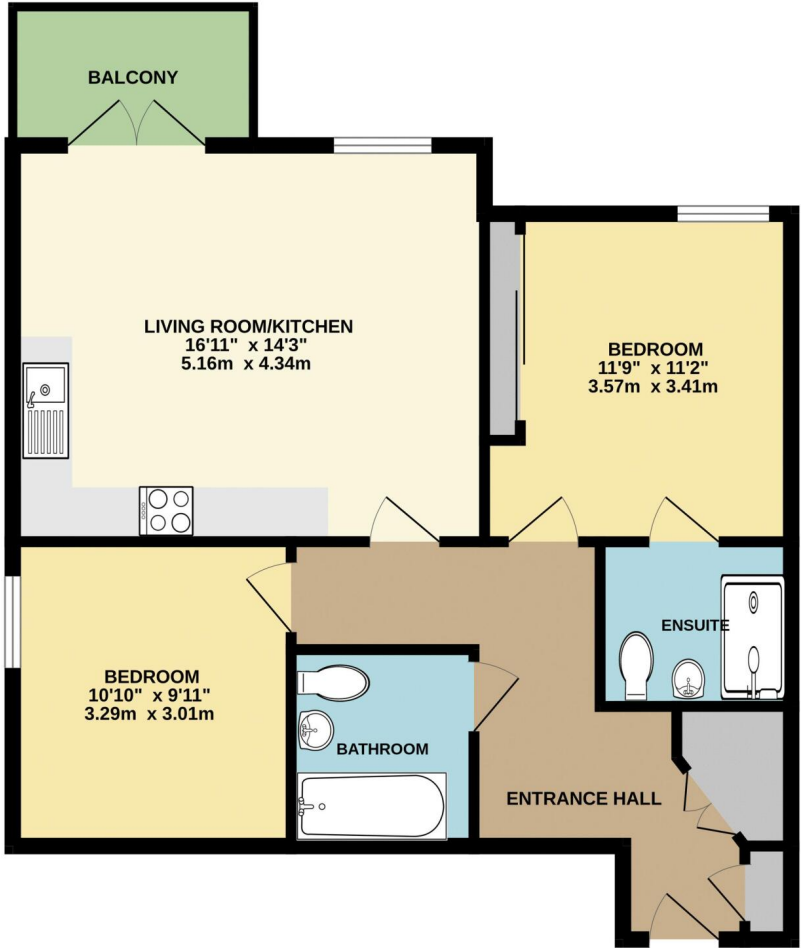


THIRD FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Alcock Crescent, Crayford, Dartford, Kent, DA1

AJR Property are delighted to offer to the market this spacious and extremely well presented two double bedroom top floor flat in the sought after Vickers Green development built in 2012. The property is situated within a stone's throw of all local amenities, such as Crayford High Street with ...

Guide price £270,000



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GUIDE PRICE 270,000-280,000

AJR Property are delighted to offer to the market this spacious and extremely well presented two double bedroom top floor flat in the sought after Vickers Green development built in 2012.

The property is situated within a stone's throw of all local amenities, such as Crayford High Street with its selection of shops and bars, Crayford mainline station with regular services into London, good reputable schools nearby and great transport links.

Features include secure entry phone system, double glazing, gas central heating, two double bedrooms, large open plan living room with modern kitchen and integrated appliances, private balcony, modern family bathroom and an en-suite to the master bedroom.

There is also resident permit parking and visitor parking bays available.

The property would be ideal for first time buyers, investors and people looking to downsize. Call today to arrange your viewing.

Tenure: Leasehold
Lease Terms: 155 years from 8th June 2012
Current annual ground rent 137.98
Current Half Yearly Service Charge: For the period 01-07-2025 to 31-12-2025 is 742.79
Current Half Yearly Estate Charge: For the period 01-07-2025 to 31-12-2025 is 274.79



Features

- Two double bedroom flat
- Very well presented
- Balcony
- En-suite to master bedroom
- Permit residents parking
- Top floor
- Close to amenities
- Modern bathroom
- Long lease
- EPC Rating C80