

22 TOWN HALL SQUARE, CRAYFORD, KENT, DA1 4FH

OFFERS IN THE REGION OF £260,000 (LEASEHOLD)

LIVERMORES





Entrance Hall

Lounge/Kitchen

7.44m x 3.53m (24'5 x 11'7)

Bedroom One

5.36m x 2.64m (17'7 x 8'8)

En-suite shower room

Low level WC. Wash hand basin. Shower cubicle. Tiled floor.

Bedroom Two

5.54m x 2.31m (18'2 x 7'7)

Bathroom

Parking

Secure under-croft parking for one car.

TENURE

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

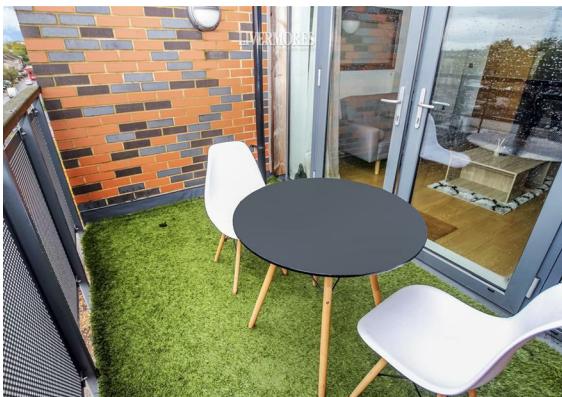
Lease Term: 150 years from 15 March 2010

Service Charge: £1800 per annum

Ground Rent: £112.50 twice per annum

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
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-81) B		
(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	