







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)

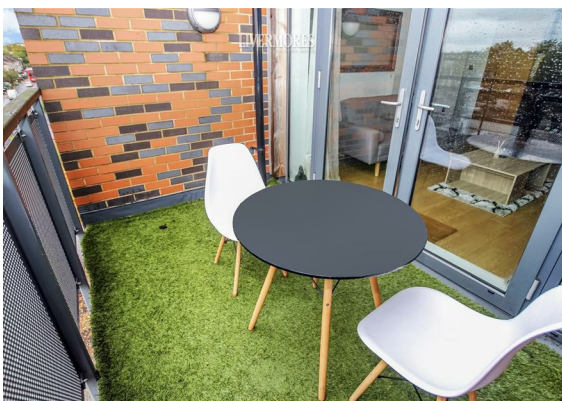
Bathroom


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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.