





TENURE

Our seller has informed us that this property is LEASEHOLD. 999 years from 01/01/2016 990 remaining.

Block Charge (01/04/2025 - 30/09/2025) - £301.68

Blocks Structure Charge (01/04/2025 - 30/09/2025) - £85.95

Insurance Charge Block F1 (01/04/2025 - 30/09/2025) - 79.20

Reserve Fund - Block (01/04/2025 - 30/09/2025) - £77.09

Reserve Fund - Block Structure (01/04/2025 - 30/09/2025) - £6.81

Estate Charge (01/10/2024 - 31/03/2025) - £234.53

Estate Reserve fund (01/10/2024 - 31/03/2025) - £4.17

Annual Ground Rent - £350

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.

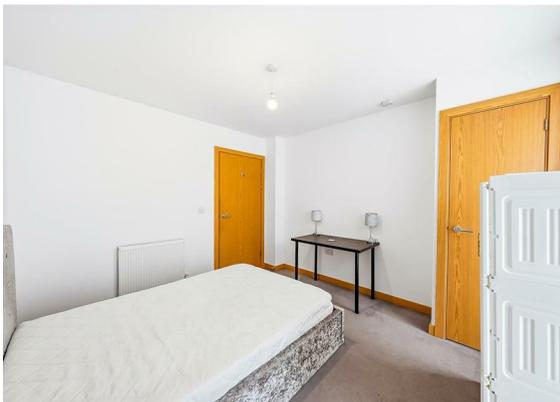
ADDITIONAL INFORMATION

Council: - <https://www.tax.service.gov.uk/check-council-tax-band/search>

Broadband: Standard and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information. - <https://checker.ofcom.org.uk/>

Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information. - <https://checker.ofcom.org.uk/>

Broadband and mobile signal is edited based on the Ofcom website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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	

Livermores The Estate Agents
 1 Hythe Street, Dartford, Kent, DA1 1BE
 01322 228090
dartford@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.