





Upon entering the property, you are greeted by a spacious hallway with two built-in storage units, providing ample space for all your belongings. To the left, you will find a sun-drenched lounge that features a beautiful bay window and enough space for a dining area. The modern kitchen is equipped with all the necessary amenities and appliance space. Adjacent to the kitchen lies a generously proportioned double bedroom. This bedroom boasts the convenience of a built-in wardrobe and additional floor space for an extra double wardrobe and drawers, ensuring your storage needs are met. Continuing through the property, you'll find a well-appointed shower room that benefits from a built-in cupboard.

In addition to its proximity to Crayford train station, offering convenient connections to the City, this remarkable property is also just a short walk from the vibrant town centre. Here, you will find an array of enticing restaurants, bars, pubs, shops, and bus links, providing endless opportunities for entertainment and convenience.

Furthermore, the property includes the added benefit of a designated parking space, ensuring hassle-free parking, and a delightful, shared garden.

**Entrance Hall**

1.5m x 3.04m (4'11" x 9'11")

**Lounge/Diner**

4.76m x 3.72m (15'7" x 12'2")

**Kitchen**

2.7m x 2.15m (8'10" x 7'0")

**Bedroom**

2.63m x 3.62m (8'7" x 11'10")

**Shower Room**

2.61m x 1.57m (8'6" x 5'1")

**Parking**

One allocated parking space and on-street permit parking.

**Tenure**

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

Lease Term Remaining: 91 Years

Service Charge: £1,884 per annum (includes building insurance)

Estate Charge: £209 per annum

Ground Rent: £200 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		79
(81-91) B		
(69-80) C		66
(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