





Presented without any chain, this delightful two-bedroom flat at Keats House awaits you, just a short stroll from Crayford High Street with its abundance of conveniences.

Step into the property through your private entrance on the ground floor, where an inviting L-shaped entrance hall guides you through the spacious interiors. With 688.89 sq. ft. of living space, the flat features a separate kitchen and a comfortable living room. Two generously sized bedrooms are complemented by a well-appointed bathroom. Noteworthy is the presence of built-in storage cupboards in every room, except the bathroom.

This residence holds appeal not only for first-time buyers but also offers an excellent opportunity for savvy investors seeking their next acquisition. Don't miss out – call today to schedule your viewing at Keats House.

L-Shape Entrance Hall

Lounge/Diner

3.36m x 4.23m (11'0" x 13'10")

Kitchen

2.68m x 3.11m (8'9" x 10'2")

Bedroom One

3.34m x 4.23m (10'11" x 13'10")

Bedroom Two

3.36m x 3.10m (11'0" x 10'2")

Bathroom

1.56m x 2.07m (5'1" x 6'9")

Parking

Bexley Lane - Resident and business permit holders only (E) - Monday to Friday - 9.00 to 11.00 am

Please visit the Bexley Council website for further information and associated costs.

Additional Information

Council: Bexley

Heating: Electric

Electricity Supply: Mains

Water Supply: Mains

Drainage: Mains

Broadband: Standard and Ultrafast broadband are available. Actual service availability at a property may be different. Visit the Ofcom website for further information.

Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information.

Tenure

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

Lease Term Remaining: A brand new 125 year lease will be available on completion. The current lease remaining is 78 years.

Service Charge: £284.10 pa

Ground Rent: The reserved rent is £90 pa for 33 years from September 2004 (i.e. to 2037), then £120 pa for the subsequent 33 years (i.e. to 2070), and £150 pa for the remainder of the term (i.e. 31 years).

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		
(81-91) 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	

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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.