



LIVERMORES
THE ESTATE AGENTS

2 Bedrooms
Maisonette
Located in Crayford
£270,000



crayford@livermores.co.uk

www.company.co.uk

01322 550777



5 Copperfield Court Chapel Hill

Crayford DA1 4DJ



CHAIN FREE A gem of a property, and set in a quiet location is this two bedroom, split level maisonette. Copperfield Court has always been a premier development where properties rarely become available. It is quiet, secluded, and yet close to all amenities. With the communal grounds attended to fortnightly, the gardens are very pretty and immaculately kept. Being slightly elevated, the property offers far reaching views to the front, with the rear overlooking the landscape gardens.

Comprising two double bedrooms to the first floor, together with a modern white bathroom suite. On the lower floor is a lounge and kitchen/breakfast room. Additional benefits include a garage, and bike store room for additional storage. With a very long lease, a share of the freehold and low charges, this property should be high on your list for viewing. **HIGHLY RECOMMENDED**



5 Copperfield Court Chapel Hill

£270,000 Leasehold

- CHAIN FREE
- SHARE OF FREEHOLD
- QUIET DEVELOPMENT
- LOW SERVICE CHARGES
- PARKING PLUS GARAGE
- TWO BEDROOM SPLIT LEVEL MAISONETTE
- WELL PRESENTED
- CLOSE TO ALL AMENITIES
- APPROX. 980 YEARS LEFT ON THE LEASE
- EPC RATING F - COUNCIL TAX BAND C







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126 Crayford Road
Crayford
Kent
DA1 4ES

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Council Tax Band: C

Local Authority: BEXLEY

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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