

FLAT 5, SILK COURT, 92 LONDON ROAD, CRAYFORD, KENT, DA1 4BT

PRICE GUIDE £300,000 (LEASEHOLD)

LIVERMORES  
THE ESTATE AGENTS





GUIDE PRICE £300,000 - £325,000 Livermores are delighted to offer to the market this impressive contemporary two-bedroom penthouse apartment. With high ceilings and taking up the complete second floor, the property provides spacious and luxurious accommodation, finished to a high specification. A small block, comprising of just 5 units and situated near to the town centre and Crayford zone 6 rail station. Shenstone Park and Hall Place are both a five minute walk away, giving access to open green spaces. Being located on the top floor, the property offers a surprisingly peaceful setting and allows masses of natural light flood into the apartment. The accommodation comprises entrance hall, open plan living/kitchen area, master bedroom with large en-suite shower, further bathroom, and an allocated parking space. **VIEWING HIGHLY RECOMMENDED.**

#### Entrance Hall

#### Living Area/Kitchen

8.61m x 3.81m (28'3 x 12'6)

#### Bedroom One

3.84m x 3.78m (12'7 x 12'5)

#### En-suite shower room

#### Bedroom Two

3.76m x 2.62m (12'4 x 8'7)

#### Bathroom

#### Parking

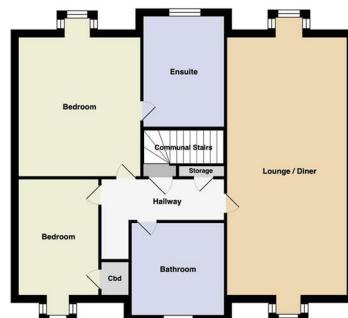
One allocated parking bay

#### Tenure

Our vendor has informed us that this is a leasehold property | Lease Term Remaining: 121 years | Lease Term: 125 years from 1st January 2019 | Service Charge: £800 per annum. | Ground Rent: At the initial rate of £200 per annum until and including 24th March 2045 and then £400 per annum until and including 24th March 2070 and then £800 per annum until and including 24th March 2095 and then £1600 per annum up to and including 24th March 2120 and £3200 for the remainder of the term.

#### 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	83	83
(81-81) 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	