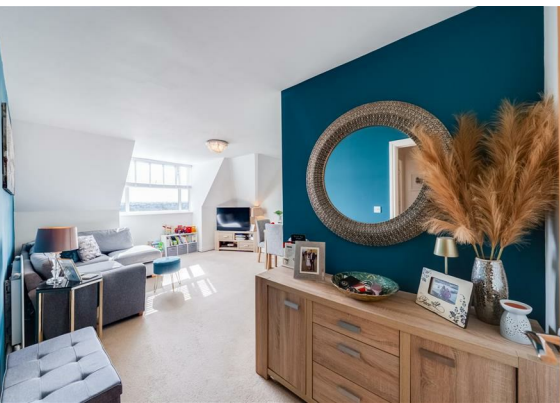


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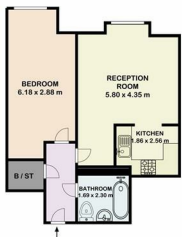
Tenure  
Our vendor has informed us that this is a Leasehold property.  
Lease Term Remaining: 112 Years  
Service Charge: £1440 per annum  
Ground Rent: £232.30 per annum

Additional Information  
Parking: Allocated Parking Space  
Heating: Gas Boiler  
Electricity Supply: Mains  
Water Supply: Mains  
Drainage: Mains  
Council: Bexley

Broadband: Standard, Superfast and Ultrafast broadband is available. Actual service availability at the 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.  
Internal Measurements: Please see the floor plan.



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.



Top Floor Flat  
Marshalls Court DA1 4F

This plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, contents, fittings and fixtures are approximate and should be relied upon for indication purposes only. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.aerialimagery.com

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 80      | 80                      |
| (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  
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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.