

8 SAMAS WAY, CRAYFORD, KENT, DA1 4FP

GUIDE PRICE £210,000 (LEASEHOLD)

LIVERMORES





Tenure - Leasehold

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

Lease Term Remaining: 133 Years

Service Charge: £1,400 per annum

Ground Rent: £139 per annum

Additional Information

Parking: One parking space

Heating: Gas Boiler

Electricity Supply: Mains

Water Supply: Mains

Drainage: Mains

Council: Bexley

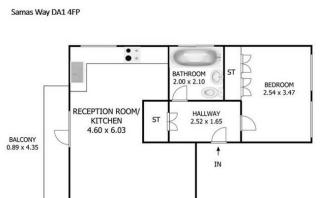
Broadband: Standard and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.

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.



This plan serves solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It has been developed in accordance with the RICS Code of Measuring Practice. All dimensions, including those of windows, doors, and the Total Gross Internal Area (GIA), are approximate and measured internally in meters. www.anvicedge.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	79
(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	