

LIVERMORES
THE ESTATE AGENTS





Guide Price £270,000 to £280,000 - Call us today!

This split-level maisonette is offered to the market CHAIN FREE and with some excellent benefits. Entering the property from the private front door you are met with a staircase leading to the first floor. The open-plan Kitchen/Diner is perfectly accompanied by a large living room. These rooms benefit from dual-aspect windows, flooding the room with light and views to the rear. Climbing another set of stairs you will find two bedrooms and a modern bathroom suite.

Externally you will find a single garage with one parking space to the front. At the rear, there is also a communal garden.

Entrance Stairs

Living Room

16'11" x 11'14" (52'5" x 36'1" x 36'1" x 45'11"")

Kitchen/Diner

14'47" x 8'13" (45'11" x 154'2" x 26'2" x 42'7"")

Landing

Bedroom One

13'09" x 12'25" (42'7" x 29'6" x 39'4" x 82'0"")

Bedroom Two

11'30" x 7'60" (36'1" x 98'5" x 22'11" x 196'10"")

Communal Garden

Single Garage

Plus a parking space in front

Tenure

Our vendor has informed us that this is a Leasehold property and comes with 1/3 of the Share of Freehold | Lease Term Remaining: 963 Years | Lease Term: From 23rd February 1987 | Service Charge: £550 pa approx. | Ground Rent: £15 pa

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		76	78
(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
126 Crayford Road, Crayford, Kent, DA1 4ES
01322 550777
crayford@livermores.co.uk

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.