



Offered to the market chain-free, this spacious ground floor maisonette is an excellent choice for first-time buyers eager to step onto the property ladder. Situated just a short walk from Crayford High Street, you are never far from an array of transport links providing direct access to London. Boasting 527 square feet of internal living space, this property features a neutral decor throughout, along with a modern bathroom and kitchen, making it ideal for immediate occupancy. Additionally, you will enjoy the added benefits of a private garden area and one off-street parking space. Viewings are highly recommended to appreciate this property.

Entrance Porch
1.33m x 1.23m (4'4" x 4'0")

Lounge/Diner
4.72m x 5.72m (15'5" x 18'9")

Kitchen
2.08m x 2.82m (6'9" x 9'3")

Hall
2.48m x 0.96m (8'1" x 3'1")

Bathroom
2.21m x 1.60m (7'3" x 5'2")

Bedroom
4.82m x 2.85m (15'9" x 9'4")

Tenure

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

Lease Term Remaining: 117 Years

Service Charge: £1,008.50 per annum

Ground Rent: £300 per annum

Additional Information

Parking: One off-street parking space

Heating: Gas Boiler

Electricity Supply: Mains

Water Supply: Mains

Drainage: Mains

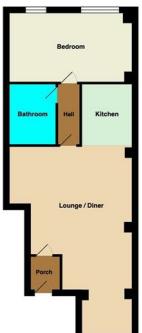
Council: Bexley

Broadband: Standard and Superfast 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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-81) B	75	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	