



GUIDE PRICE £260,000 TO £270,000 - Offered to the market CHAIN FREE this two-bedroom flat is sure to meet the needs of any first-time buyer. Entering the property, you are met with an L-shaped hallway with a built-in cupboard for storage. The kitchen is open plan with the living room and provides access to the South East Facing Balcony. Both bedrooms are well proportioned with views overlooking green fields, with bedroom one benefiting from built-in wardrobes and an en-suite.

VIEWINGS ARE HIGHLY RECOMMENDED!

ENTRANCE HALL

LIVING ROOM

3.2 x 4.9 (10'6" x 16'1")

KITCHEN

3.15 x 1.85 (10'4" x 6'1")

BEDROOM ONE

3.53 x 6.05 (11'7" x 19'10")

EN-SUITE

2.67 x 2.44 (8'9" x 8'0")

BEDROOM TWO

3.76 x 3.81 (12'4" x 12'6")

BATHROOM

3.51 x 3.07 (11'6" x 10'1")

BALCONY

1.98 x 9.47 (6'6" x 31'1")

TENURE

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

Lease Term Remaining: 114 years

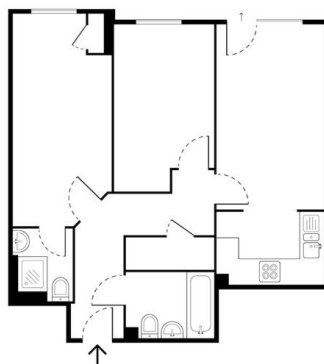
Lease Term: 125 years from 24th December 2011

Service Charge: £1,176 approx. pa

Ground Rent: £340 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>81</b>                  | <b>81</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.