

LIVERMORES





Tenure - Leasehold  
 Our vendor has informed us that this is a Leasehold property.  
 Lease Term: 125 years from 24 December 2011  
 Current Service Charge: For the period 01-04-2026 to 31-03-2027 is £1478.32 per year  
 Current Ground Rent: £225 per year

**Additional Information**

Parking: Allocated Gated 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 should be regarded as a general guide only and therefore should not be relied upon as statements of fact. They do not form part of any contract or offer. All photographs, measurements and distances referred to are given as a guide only and therefore should not be relied upon for any purpose.

If a floorplan is shown, this will not be to scale, and the accuracy is not guaranteed. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition.

Reference to tenure, leases, service charge, ground rent, estate management charges, fixtures, fittings, condition, extensions, planning permission, building consents/regulations, building works, conversions, or any other 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. If clarification or further information is required, please contact us before making an appointment to view, especially if you are travelling some distance.



TANNERS CLOSE DARTFORD DA1  
 The 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 leasee should satisfy themselves, through inspection, searches, enquiries, and all surveys, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearings, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or lease. The guarantee is provided regarding the total area. All measurements are taken at the widest points, vertically, with the first measurement referring to the vertical dimension. May not be to scale. Powered by anylogography.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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 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.