LIVERMORES
THE ESTATE AGENTS

109 ALCOCK CRESCENT, CRAYFORD, KENT, DA1 4FQ

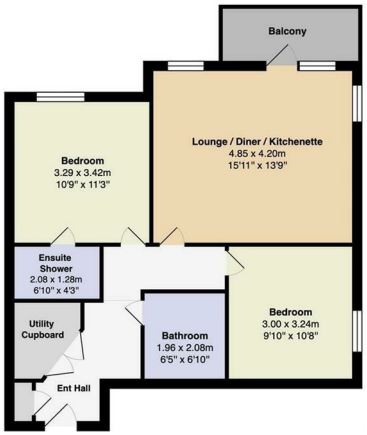
£280,000 (LEASEHOLD)

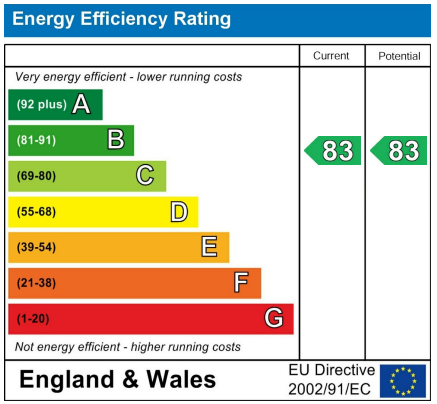
Tenure - Leasehold
Our vendor has informed us that this is a Leasehold property.
Lease Term: 155 years from 8 June 2012
Current Half Yearly Service Charge: For the period 01-07-2025 to 31-12-2025 is £828.02
Current Half Yearly Estate Charge: For the period 01-07-2025 to 31-12-2025 is £274.79
Current Ground Rent: For period 01-01-2026 to 31-12-2026 is £137.98 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 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.





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.