



Tanners Close, Crayford, DA1 4FF
Guide price £210,000 Leasehold



The Homes Group are delighted to present to the market this well presented first floor flat which overlooks horse fields and is offered with NO CHAIN. The home is well proportioned with the living room which offers space for sofas and dining furniture, a modern kitchen, modern bathroom and bedroom. The home is the perfect first home, or for people looking to downsize. The parking is via an electronic gate with a number of visitor parking spaces around the development. The location offers easy access to South London and A2/M25 motorways and is located under a mile of three train stations.

Tenure: Leasehold. Lease Term: 125 years from 24th December 2011. Ground Rent: £230pa. Service Charge: £1478pa - All information to be verified by the sellers solicitor.

Communal Entrance

Entrance Hall

Living Room

17'8 x 10'4 (5.38m x 3.15m)

Kitchen

9'5 x 6'1 (2.87m x 1.85m)

Bedroom

14'1 x 9'5 (4.29m x 2.87m)

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

Tenure: Leasehold

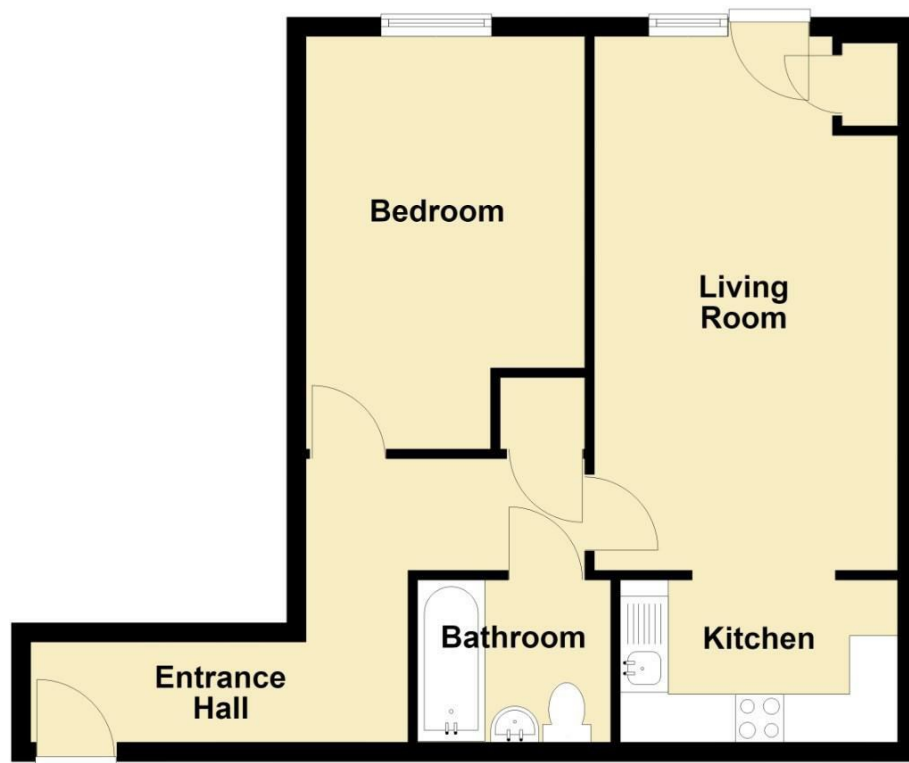
Council Tax: Band B

Parking

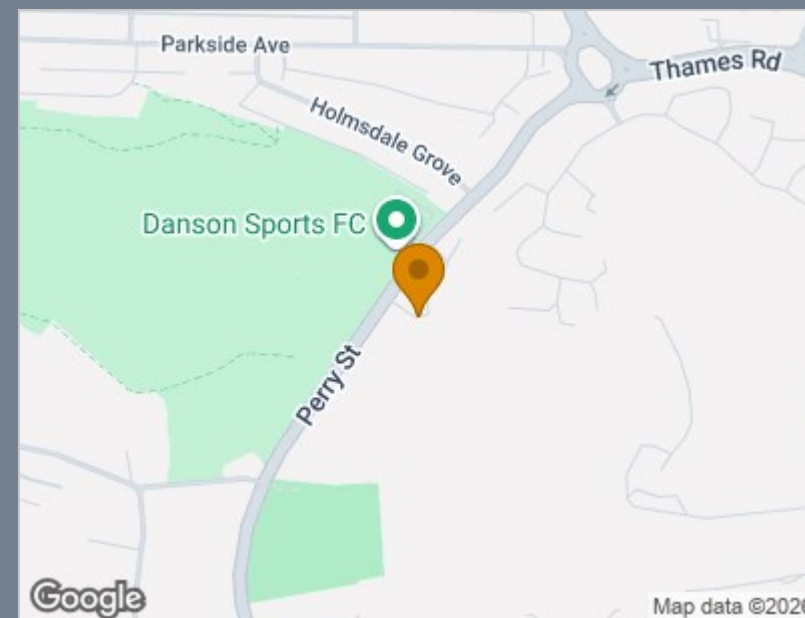




First Floor



Total area: approx. 48.3 sq. metres (519.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

Viewing

Please contact The Homes Group on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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