



Samas Way, Crayford, DA1 4FP
Asking price £275,000 Leasehold



The Homes Group are delighted to present to the market this well presented & generously proportioned 2nd floor apartment set within the popular Vickers Green development in Crayford. Located within easy reach of the town centre, supermarkets & Crayford station (Zone 6). Accommodation comprises of entrance hall, with large storage cupboard, living/dining room, separate fitted kitchen, two double bedrooms, en-suite and family/guest bathroom. Externally is a residents accessible communal garden/patio area and parking.

Tenure: Leasehold. Lease Term: 155 years from 8th June 2012. Ground Rent: £137pa. Current Service Charge: £166 per month. Information to be confirmed by sellers solicitor.

Communal Entrance

Entrance Hall

Living Room

16'6 x 11'2 (5.03m x 3.40m)

Kitchen

12'9 x 5'11 (3.89m x 1.80m)

Bedroom One

13'4 x 10'1 (4.06m x 3.07m)

En-Suite

Bedroom Two

12'9 x 7'8 (3.89m x 2.34m)

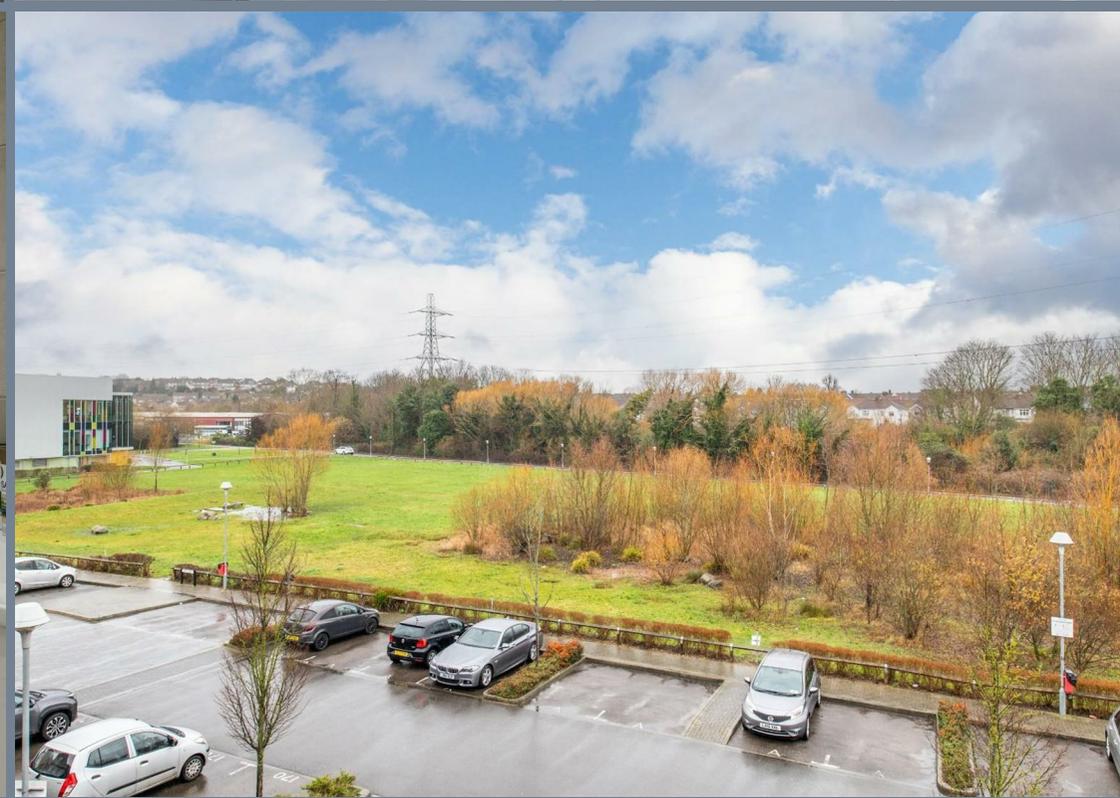
Bathroom

Parking

Tenure: Leasehold

Council Tax: Band C

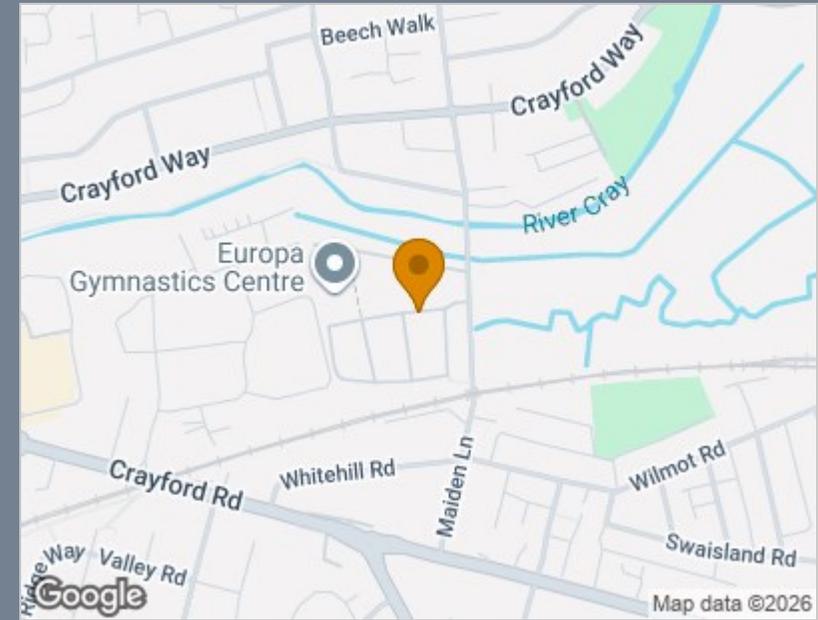




Second Floor



Total area: approx. 65.7 sq. metres (707.3 sq. feet)



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

Viewing

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

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