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

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The Homes Group are delighted to present to the market this well presented & generously proportion 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**
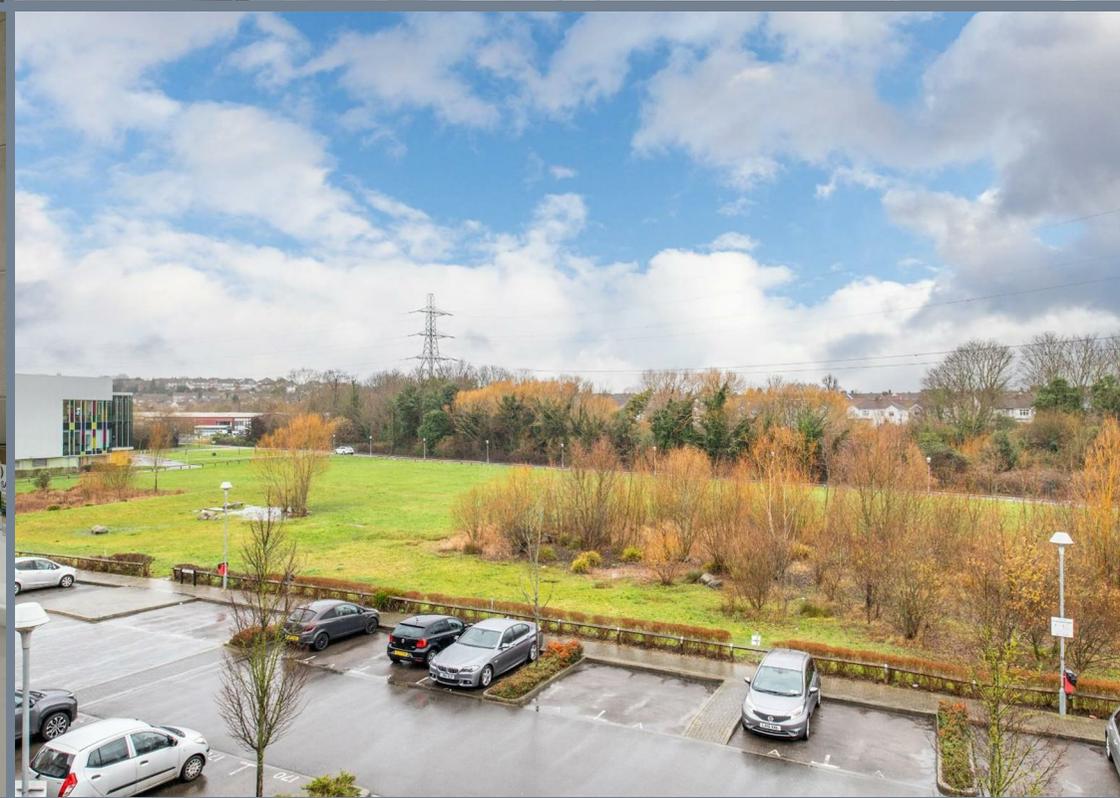
**Bedroom Two**
12'9 x 7'8 (3.89m x 2.34m)

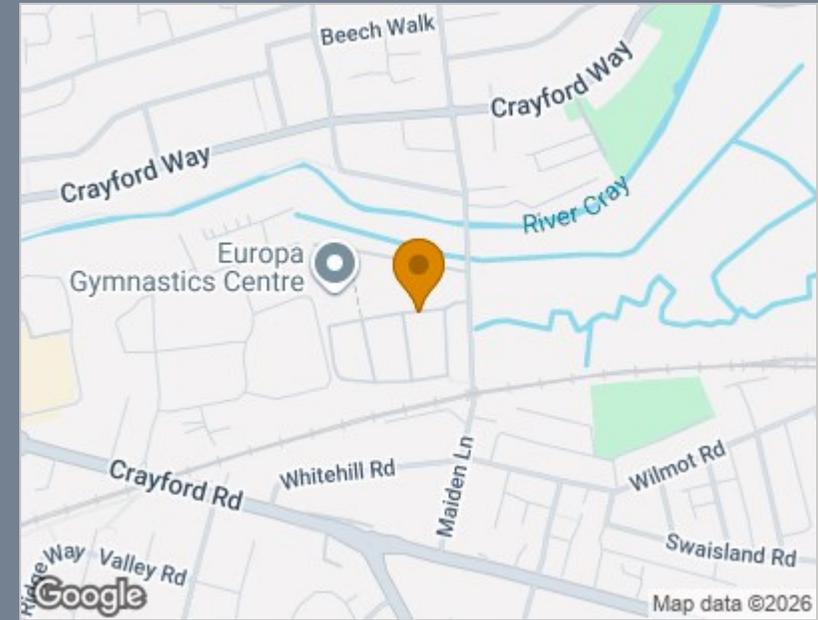**Bathroom**

**Parking**

**Tenure: Leasehold**

**Council Tax: Band C**

## Second Floor

Living Room

Bedroom

Kitchen

Bedroom

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

### Energy Efficiency Rating

| | | Current | Potential |
|---|---|---|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 82 |
| (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 Office on 01322 875000
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**71-75 Shelton Street, London, WC2H 9JQ**
T: 01322 875000 | E: info@thehomesgroup.co.uk
thehomesgroup.co.uk