



Tanners Close, Crayford, DA1 4FF
Guide price £260,000 - £275,000 Leasehold



Guide Price £260,000 - £275,000. The Homes Group are delighted to offer this two bedroom two bathroom first floor flat located in Crayford and benefits from views across fields to the rear.

The accommodation comprises of an entrance hall with a large storage cupboard, a 16' x 9'1 living room which has a double glazed door and window to the rear with a Juliet Balcony overlooking the fields, a 9' x 6' kitchen, an 18'2 x 8'4 main bedroom which overlooks the fields plus an en-suite shower room, a 14'5 x 8'6 second bedroom, with views over the fields, and a 7'9 x 5'9 bathroom.

The property benefits from an undercroft parking space.

Tenure Leasehold:- Term: 125 years from 2010 - Ground Rent: £264 per annum - Service Charge: We have been advised by the seller that the current service charge is £1900 per annum. All information to be verified by sellers solicitor.

Communal Entrance Hall

Entrance Hall

Living Room

16' x 9'1 (4.88m x 2.77m)

Kitchen

9' x 6' (2.74m x 1.83m)

Bedroom One

18'2 x 8'4 (5.54m x 2.54m)

En-suite

Bedroom Two

14'5 x 8'6 (4.39m x 2.59m)

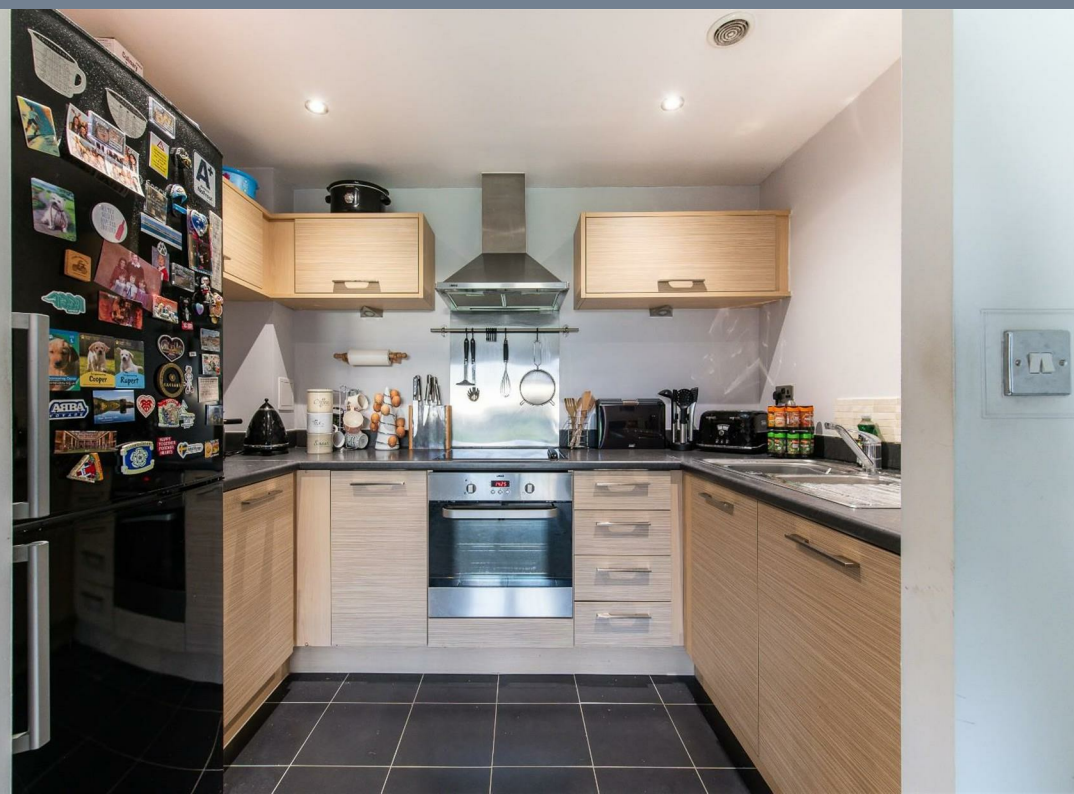
Bathroom

7'9 x 5'9 (2.36m x 1.75m)

Parking

Tenure - Leasehold

Council Tax - Band C



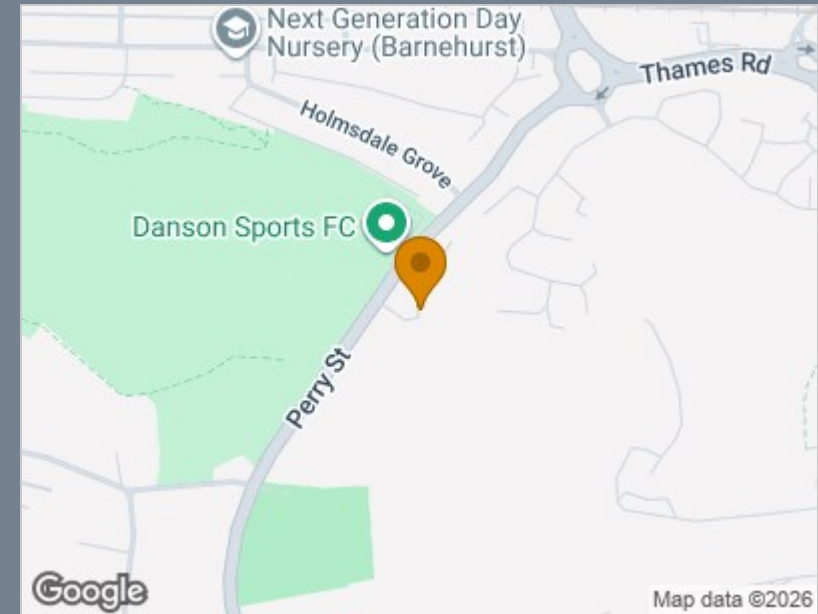


First Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



Total area: approx. 61.0 sq. metres (656.4 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 Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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