

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 as 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



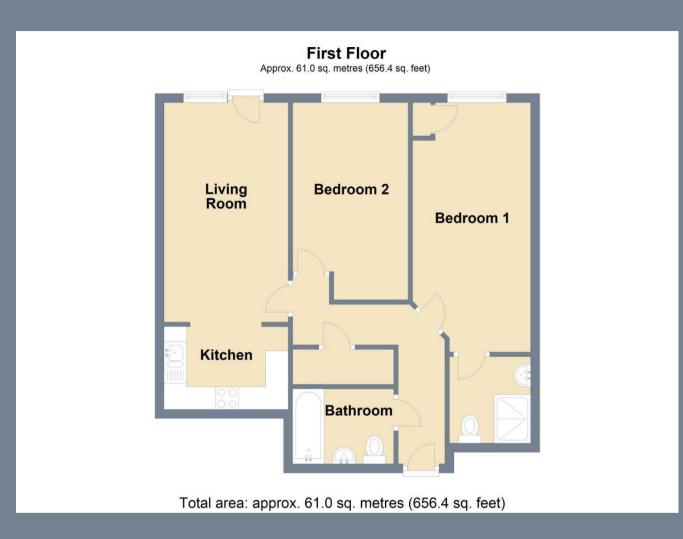




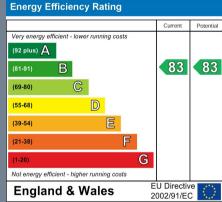












Viewing

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.