

Samas Way, Crayford, DA1 4FP
Guide price £250,000 Leasehold

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Guide Price £250,000 - £260,000 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

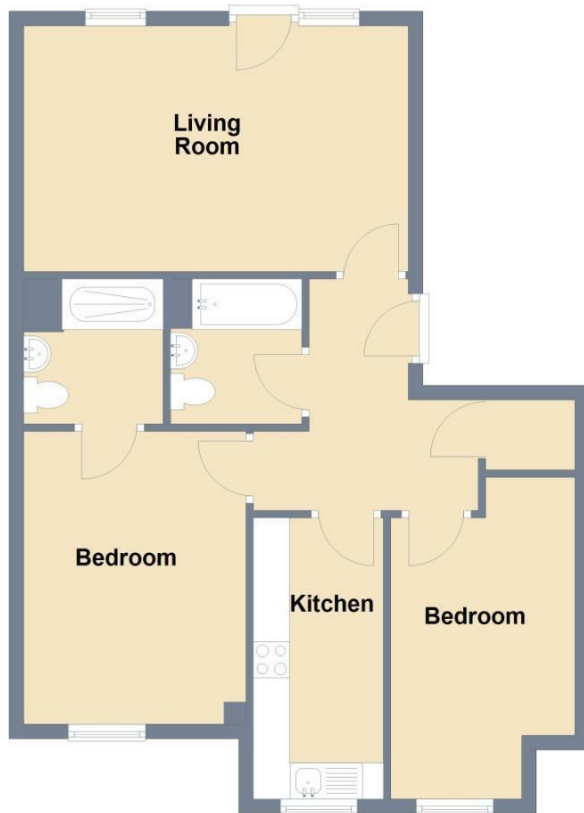
Tenure: Leasehold

Council Tax: Band C

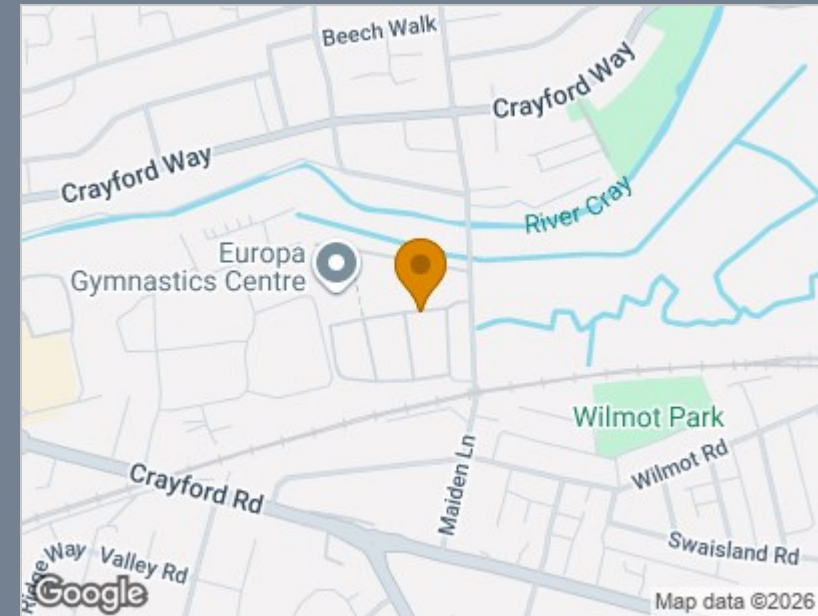




Second Floor



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



Energy Efficiency Rating		
	Current	Potential
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.

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