



Samas Way, Crayford, DA1 4FP  
Asking price £280,000 Leasehold

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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**

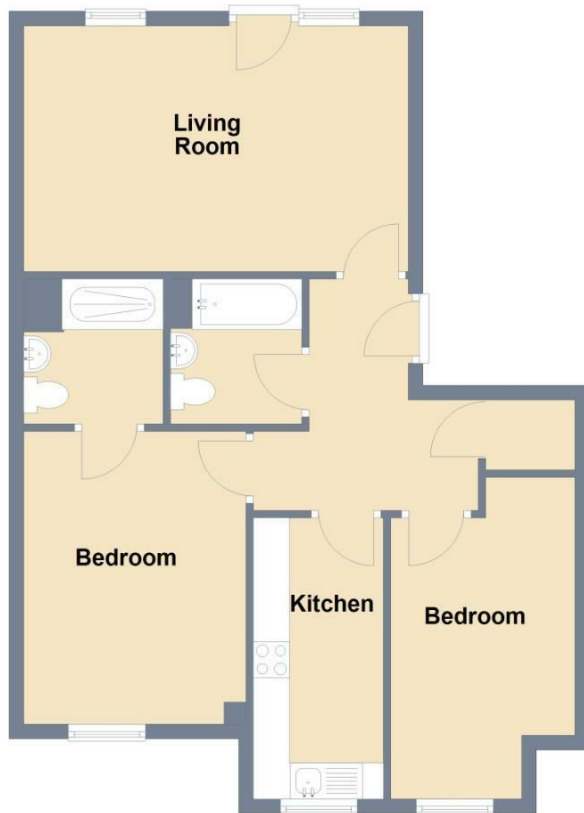
**Council Tax: Band C**



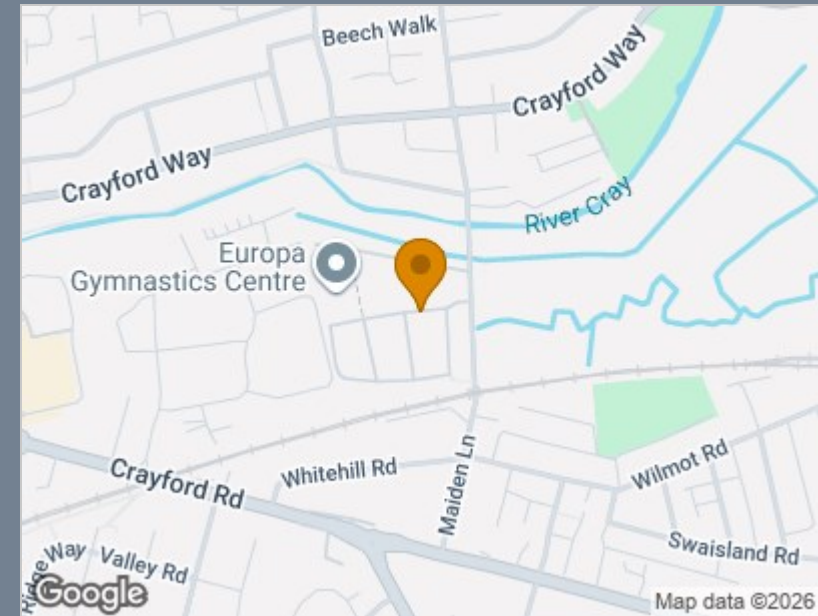




## Second Floor



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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