



For illustrative purposes only. Not to scale.
Plan produced using PlanUp.



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tanners Close , Crayford , Kent , DA1 4FF

OFFERS IN EXCESS OF £200,000 | GROUND FLOOR | CHAIN FREE | ONE BEDROOM FLAT
MODERN KITCHEN AND BATHROOM | DIRECT ACCESS TO FRONT GARDEN | OPPOSITE THE PLAY PARK | DOUBLE GLAZING

Offers In Excess Of: £200,000

Hunters 67 Mayplace Road East, Barnehurst, Bexleyheath, DA7 6EA | 01322 318100
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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Tanners Close , Crayford , Kent , DA1 4FF

**** OFFERS IN EXCESS OF £200,000 ** GROUND FLOOR
** CHAIN FREE ** SPACIOUS FLAT ** ALLOCATED
PARKING ** OVER 120 YEARS REMAINING ON THE
LEASE ** ONE DOUBLE BEDROOM ** MODERN
KITCHEN AND BATHROOM ** GAS CENTRAL HEATING
** DOUBLE GLAZING ** WILL SELL FAST ** CALL
HUNTERS TO ARRANGE YOUR VIEWING ****

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

*2.90m (9' 6") x 1.17m (3' 10") plus 2.95m (9' 8") x
1.04m (3' 5") plus 2.36m (7' 9") x 1.17m (3' 10")*

Entry phone system, radiator, carpet.

LOUNGE

5.38m (17' 8") x 3.53m (11' 7")

Double glazed double doors to rear, carpet, two radiators, cupboard.



KITCHEN

2.87m (9' 5") x 1.85m (6' 1")

Fitted wall and base units with work tops over, built in oven with extractor hood, space for fridge/freezer, stainless steel sink unit, part tiled walls, integrated washing machine.



BEDROOM ONE

4.29m (14' 1") x 2.87m (9' 5")

Double glazed window to front, radiator, carpet, built in wardrobes.



BATHROOM

2.08m (6' 10") x 1.70m (5' 7")

Panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, extractor fan.



PARKING

Allocated parking for one car.

COMMUNAL CHILDRENS PLAY AREA



LEASE INFORMATION AS PROVIDED BY VENDOR

120 Years approx to remain on lease, £250 per annum Ground Rent, £1100 approx per annum Service Charge - INFORMATION PROVIDED SUBJECT TO VERIFICATION.

OPENING HOURS

Monday - Friday: 09:00 - 18:30

Saturday: 09:00 - 17:00

Sunday: 10.00 - 14.00