



1 Marshals Court | 36 Perry Street, Crayford, DA1 4FE



Guide Price £200,000 - £210,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Marshals Court, 36 Perry Street

Presented in move in immaculate condition located within convenient distance of Crayford town centre, local shops, transport links and within a mile of three mainline stations is this spacious ground floor flat with the added extras of direct communal area access and secure parking.

Property Features

- Council Tax: B
- EPC Rating: B
- 20'6 x 11'7 Lounge
- 9'1 x 6'6 Fitted kitchen
- Double glazing and gas central heating
- Modern white bathroom
- Secured allocated parking
- Ideal first time/investment purchase



Interior

Communal Entrance Part glazed communal door. Hallway to ground floor flat.

Entrance Hall Wooden entrance door. Wood laminate flooring. Entry phone. Storage cupboard.

Lounge 6.25m x 3.53m (20'6" x 11'7") Opaque double glazed door to communal area and double glazed window to front. Wood laminate flooring. Two radiators. Open to kitchen.

Kitchen 2.77m x 1.98m (9'1" x 6'6") Range of fitted wall and base units with work surface over. 1.5 bowl stainless steel sink unit with mixer tap. Oven, hob and extractor to remain. Plumbed for washing machine. Space for fridge/freezer. Ceramic tiled flooring.

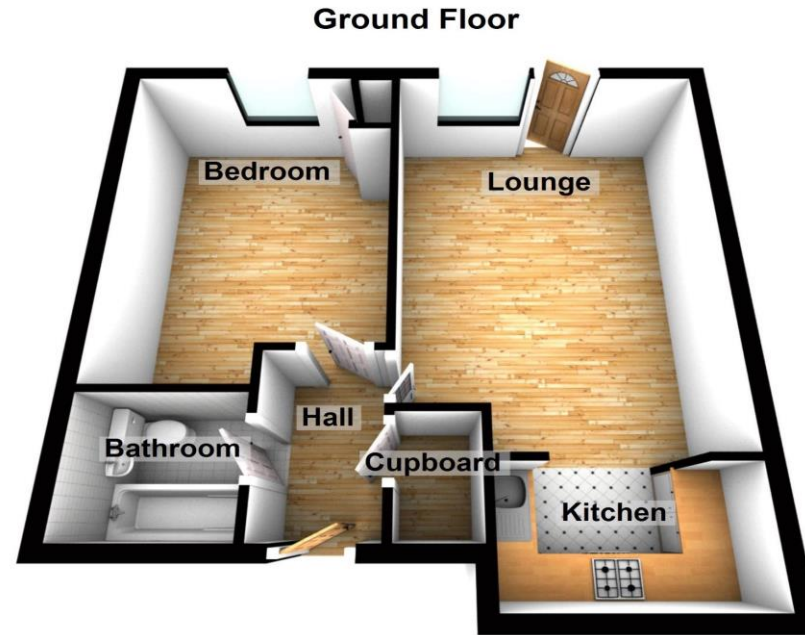
Bedroom 4m x 3.07m (13'1" x 10'1") Double glazed window to front. Radiator. Carpet. Airing cupboard housing boiler.

Bathroom 2.03m x 1.73m (6'8" x 5'8") Three piece white suite comprising: Panelled bath with mixer tap and mixer shower over, pedestal wash hand basin and low level wc. Ceramic tiled flooring. Radiator. Extractor.

Exterior

Parking Secure allocated parking space (to be verified by vendors to solicitor)

Communal Garden



Total Area Approx: 529.5 s.q. feet

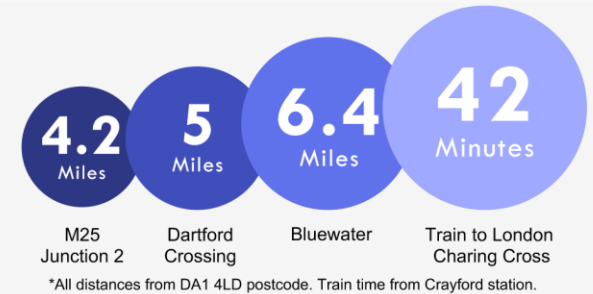
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given. Plan produced by PlanUp.
Plan produced using PlanUp.





Property Location

Marshals Court, 36 Perry Street, Crayford, DA1 4FE



Leasehold Information

Lease Term: Approx 999 years from 24/12/2011 (to be verified by vendors solicitor).

Remaining Lease: 985 years (to be verified by vendors solicitor).

Ground Rent: Approx £116.00 twice yearly (to be verified by vendors solicitor).

Service Charge: Approx £97.50 per month (to be verified by vendors solicitor).

Additional Information

Crayford and Bexleyheath are adjacent neighbourhoods with Bexleyheath being home to the borough's largest shopping facility, where you'll find high-street names, and supermarkets. There's a bowling alley, a cinema, Crook Log Leisure Centre, regular specialist markets, family-friendly restaurants and both neighbourhoods having mainline stations in to London too.

Families are also attracted to Barnehurst/Bexleyheath for the schooling – with two of the borough's grammars and excellent primaries close by. The Red House – an Arts & Crafts property designed for the artist and socialist William Morris - is Bexleyheath's premier cultural attraction.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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