



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



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Offers Over £270,000 Leasehold

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Marshals Court, 36 Perry Street

Well presented throughout is this spacious 2 bedroom 2 bathroom ground floor flat located within walking distance to zone 6 stations with benefits including allocated parking space, wrap around balcony with far reaching views. A must view property.

Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- Double glazing and gas central heating
- Family bathroom and ensuite
- 17' Living space
- Close Proximity to Barnehurst golf course
- Wrap around balcony
- Allocated parking



Interior

Communal Entrance Part glazed communal door.

Entrance Hall Entrance door. Entry phone. Radiator. Storage cupboard. Carpet.

Lounge 2.62m x 5.36m (8'7" x 17'7") Double glazed window to side. Double glazed patio doors to wrap around balcony. Two radiators. Wood laminate flooring. Open to kitchen.

Kitchen 1.83m x 2.84m (6' x 9'4") Range of wall and base units with work surface over. 1.5 stainless steel sink unit with mixer tap. Integrated induction hob and electric oven and extractor to remain. Plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Spot lights.

Bedroom 1 2.64m x 4.14m (8'8" x 13'7") Double glazed window to rear. Radiator. Carpet. Door leading to ensuite.

Ensuite 1.9m x 1.6m (6'3" x 5'3") Three piece white suite comprising: corner shower unit with mixer shower attachment, tiled walls and sliding doors, wash hand basin with mixer tap and low level wc. Heated towel rail. Tiled flooring. Spot lights.

Bedroom 2 2.57m x 4.11m (8'5" x 13'6") Double glazed window to rear. Radiator. Carpet.

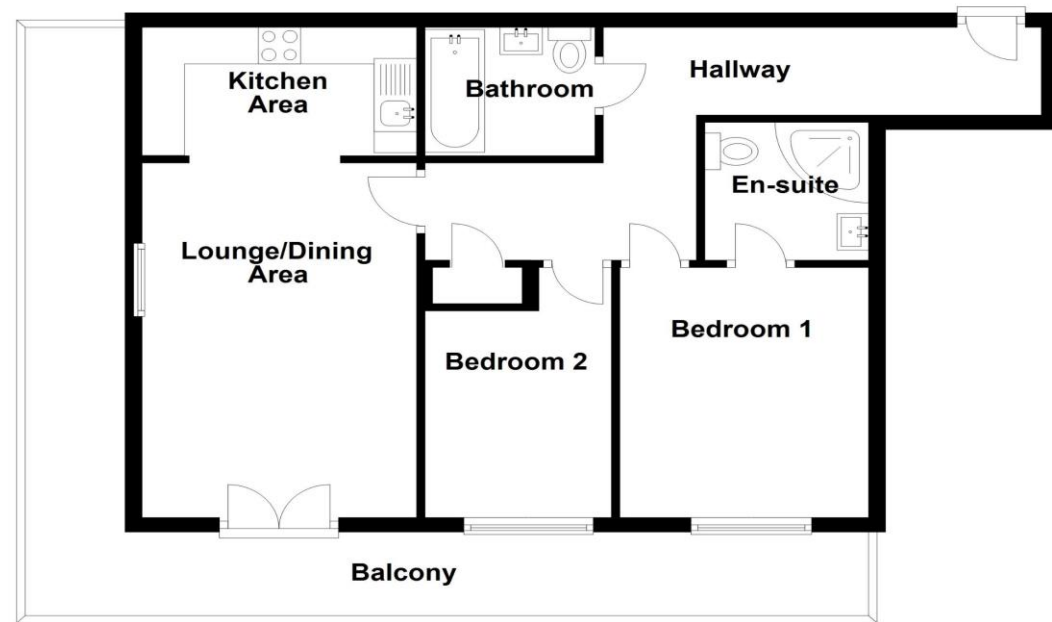
Bathroom 2.34m x 1.65m (7'8" x 5'5") Three piece white suite comprising: panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and low level wc. Heated towel rail. Tiled flooring. Part tiled walls. Spot lights.

Exterior

Balcony 10.06m x 9.14m (33' x 30') L shaped. Storage shed.

Parking Allocated parking (to be verified by vendors solicitor)

Ground Floor



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 using PlanUp.





Leasehold Information

- Lease Term: 125 years from 2013 (to be verified by vendors solicitor)
- Remaining Lease: 115 years (to be verified by vendors solicitor)
- Service Charge: £1080 Per annum (to be verified by vendors solicitor)
- Ground Rent: £254 Per annum (to be verified by vendors solicitor)

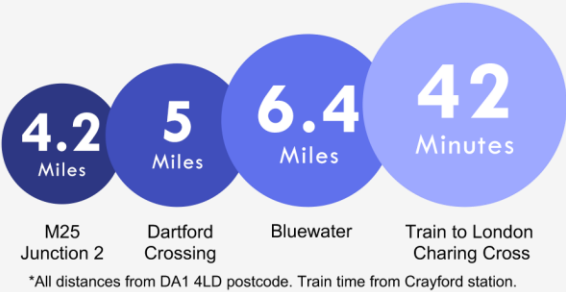
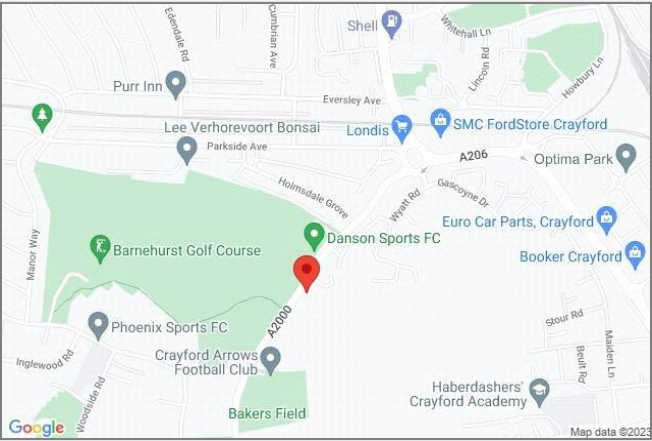
Additional Information

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 Crayford/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.

Property Location

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



FOR MORE INFORMATION CONTACT US TODAY.

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