



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



Asing Price £230,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Marshals Court, 36 Perry Street

Immaculately presented first floor no chain purpose built flat that should prove an ideal first time/investment purchase overlooking Barnehurst golf course from the Juliette balcony. Within walking distance of zone 6 stations, Crayford town centre, transport links and amenities. With the added benefits of secure allocated parking space, 100+ year lease, modern kitchen and bathroom. Your earliest viewing comes recommended.

Property Features

- Council Tax: B
- EPC Rating: B
- 20' x 11' Lounge/Diner
- 9' Fitted kitchen with oven, hob and extractor
- Double glazing and gas central heating
- 13' x 10' Bedroom
- Modern white bathroom
- No chain



Interior

Communal Entrance Part glazed communal door. Stairs to first floor flat.

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

Lounge/Dining Area 6.22m x 3.38m (20'5" x 11'1") Double glazed window to front and double glazed door to Juliette balcony. Radiator. Wood laminate flooring. Open to kitchen.

Kitchen Area 1.85m x 2.77m (6'1" x 9'1") Range of fitted wall and base units with work surface over. 1.5 bowl stainless steel sink unit with mixer tap. Tiled splash back. Oven, hob and extractor to remain. Plumbed for washing machine. Space for fridge/freezer. Ceramic tiled flooring.

Bedroom 3.25m x 3.96m (10'8" x 13') Double glazed window to front. Radiator. Carpet. Airing cupboard housing boiler.

Bathroom 1.75m x 2.06m (5'9" x 6'9") Three piece white suite comprising: Panelled bath with mixer tap and mixer shower over, pedestal wash hand basin and low level wc. Heated towel rail. Part tiled walls. Ceramic tiled flooring. Extractor.

Exterior

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

First 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: £1176.00 per annum (to be verified by vendors solicitor)

Ground Rent: £250 per annum (to be verified by vendors solicitor)

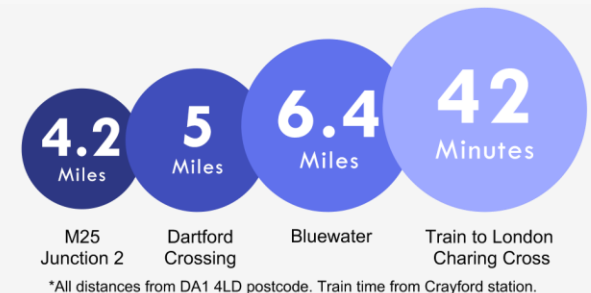
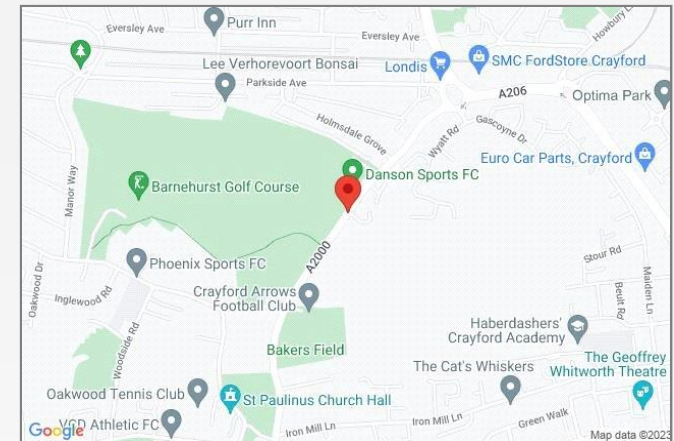
Additional Information

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

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**FOR MORE INFORMATION
CONTACT US TODAY.**

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