

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

TOTAL APPROX FLOOR AREA 467.58 SQ.FT. (43.44 SQ. M.)  
For Identification Purposes Only.

Approximate Floor Area  
467.58 SQ.FT.  
(43.44 SQ.M.)



LIVERMORES  
THE ESTATE AGENTS

12 HEATHLEE ROAD, CRAYFORD, DA1 3PW  
OFFERS IN EXCESS OF £200,000







**\*\*NO CHAIN\*\*** A beautifully presented one bed ground floor apartment on a sought after development with allocated parking. This delightful property is situated within just a few minutes walk of Crayford's Zone 6 rail station and town centre and comprises through lounge/diner, modern fitted kitchen with breakfast bar, shower room, double bedroom and a secluded communal rear garden. The property enjoys low service charges and a healthy lease. **VIEWING HIGHLY RECOMMENDED**

**ENTRANCE HALL**

Laminate floor, intercom system, storage cupboard

**LOUNGE/DINER**

14' 2" x 11' 9" (4.329m x 3.596m) Laminate floor, double glazed window to front, thermostatic ceiling heating

**BEDROOM**

12' 1" x 8' 7" (3.706m x 2.618m) Laminate floor, double glazed window to rear, thermostatic ceiling heating

**KITCHEN**

11' 11" x 7' 2" (3.641m x 2.195m) Laminate floor, thermostatic ceiling heating, full range of base and wall units including single drainer sink unit with cupboard under, electric oven and hobs and double glazed window to rear



**SHOWER ROOM**

8' 5" x 5' 1" (2.575m x 1.556m) Tiled floor and fully tiled walls, shower cubicle, pedestal wash hand basin, low level wc

**GARDEN**

Secluded communal garden to rear

**PARKING**

Allocated parking to front

**AGENTS NOTE**

We have been advised that the property is leasehold but we are unable to confirm the term or length of lease

**DISCLAIMER**

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.

