



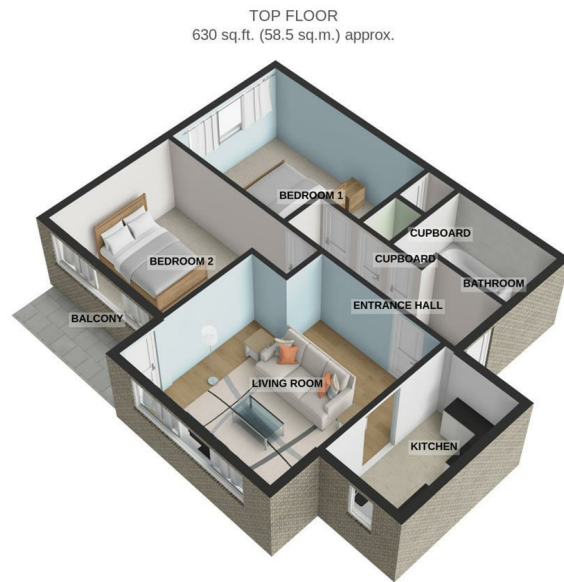
**3 Crook Log, Bexleyheath**  
**£255,000 Leasehold**



**EXTENDED LEASE AT POINT OF SALE & CHAIN FREE** Parris Residential are delighted to offer this 2 double bedroom top floor flat situated closeby to Bexleyheath Train Station, Danson Park as well as Crook Log Leisure Centre. The property is offered as a chain-free property and benefits from having double-glazed windows, a gas central heating system (boiler installed 2022). We understand from the Vendor that the current lease remaining is 43 years however this will be extended to 133 years at the point of sale. Your inspection is highly recommended.

Service charge £345.00 per quarter - ground rent current £25.00 per annum ( this may increase with the lease extension )





TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



**communal entrance hall**

**hallway 15'0 x 3'0 (4.57m x 0.91m)**

**living room 14'5 x 13'0 (4.39m x 3.96m)**

**kitchen 10'6 x 6'1 (3.20m x 1.85m)**

**bedroom one 14'7 x 10'2 (4.45m x 3.10m)**

**bedroom two 11'3 x 10'6 (3.43m x 3.20m)**

**bathroom 8'3 x 4'9 (2.51m x 1.45m)**



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