Woodfall Drive, Crayford, DA1 4TP

Guide price £190,000

The Property Cloud

360° VIRTUAL TOUR AVAILABLE* GUIDE PRICE £190.000 - £210.000. Situated close to Crayford high street is this ONE DOUBLE BEDROOM, Ground Floor Apartment. The property benefits from a LARGE LIVING AREA WITH OPEN PLAN KITCHEN providing direct access to COMMUNAL GARDENS. Additional benefits include an ALLOCATED PARKING SPACE | Off street parking available | A MODERN Fitted Kitchen | Spacious, Modern Bathroom | Located only 0.9 MILES TO CRAYFORD STATION | 0.3 Miles to Crayford High Street | LONG LEASE | VIEWINGS come HIGHLY RECOMMENDED.

Entrance Hall
Door to front. Doors to:

Living Room
21'6" x 16'7" (6.57 x 5.08)
Laminate flooring. Double glazed doors to communal garden area. Radiators. Access to open plan kitchen.

Kitchen
Tile effect laminate flooring. Double glazed window. Matching range of wall and base units with tiled splash backs. Sink unit with mixer tap. Spaces for cooker, fridge freezer & washing machine.

Master Bedroom
12'5" x 10'3" (3.81 x 3.13)
Laminate flooring. Double glazed windows. Radiator. Fitted wardrobes.

Bathroom
Wash hand basin with mixer tap and vanity unit under. Bath with shower attachment. Low level WC. Extractor. Fully tiled walls.

Additional Information
TENURE
Leasehold.

COUNCIL TAX
Bexley Band - B.

COMMUTING
Crayford Station - 0.9 Miles.

Leasehold Information
Lease term remaining: 121 years.

Service charge: £1400 pa

Ground rent: £200 pa

Please note: The above information has been provided by the seller and has not been verified by ourselves. You will need to have the above verified by your legal representative prior to exchange of contracts.

Landlord Information
It is of our opinion that this property could achieve somewhere in the region of £800pcm.

Disclaimer
Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.

The Property Cloud
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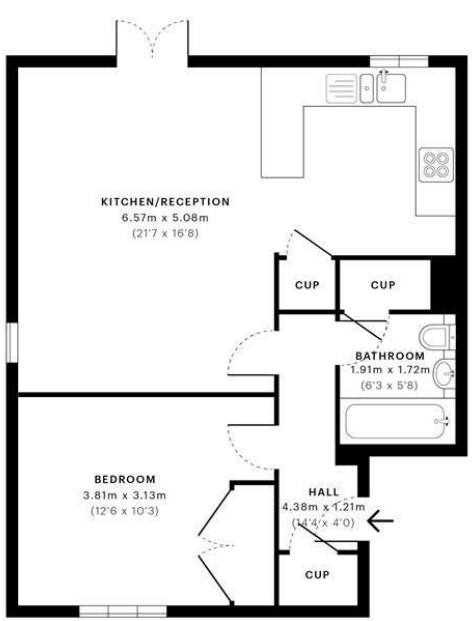
Woodfall Drive, Crayford, DA1

CAPTURE DATE: 16/08/2019
LASER SCAN POINTS: 17,466,876

GROSS INTERNAL AREA
49.2 Sqm / 529.8 Sqft



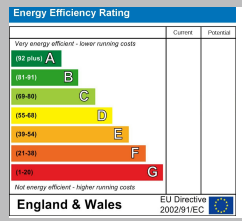
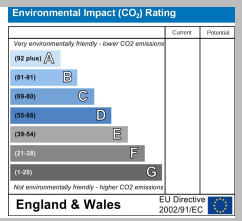
— Ground Floor

GROSS INTERNAL AREA	NET AREA (INTERNAL)	EXTERNAL STRUCTURAL FEATURES	RESTRICTED HEAD HEIGHT
The footprint of the property	Excludes walls and external features	Balconies, terraces, verandas etc.	Limited use area under 1.5m
49.2 Sqm / 529.8 Sqft	47.6 Sqm / 512.4 Sqft	0.0 Sqm / 0.0 Sqft	0.0 Sqm / 0.0 Sqft

spec
RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL
49.2 Sqm / 529.8 Sqft

IPMS 3C RESIDENTIAL
47.6 Sqm / 512.4 Sqft

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