

**01322 666452**

Open 7 Days

www.brookbanksonline.co.uk

Brookbanks are delighted to offer this one bedroom ground floor luxury apartment.
The apartment is spacious and very well presented throughout. Featuring an open plan lounge/kitchen area, 18ft bedroom and modern bathroom. With a private garden accessed via the lounge and bedroom. Benefiting from a secured allocated parking space.
Set in the popular Town Hall development situated in the heart of the town centre with Crayford zone 6 station just a short walk away.
Call us today to arrange your viewing of this stunning apartment.

**Guide Price £265,000**

**Townhall Square**

Crayford, DA1 4FJ

**Entrance Hall**

Entrance door. Laminated wood floor. Double radiator.
Built-in storage cupboard with plumbing for wash machine. Built-in storage cupboard with boiler. Built-in storage cupboard.

**Bathroom** *8' 9'' x 7' 7'' (2.66m x 2.31m)*

Double glazed frosted window to front. Vinyl flooring. Tiled walls. Radiator. Hand wash basin with cupboards underneath. Low level w.c. bath with separate shower and glass shower screen.

**Bedroom 1** *18' 0'' x 16' 0'' (5.48m x 4.87m)*

Two double glazed doors to private garden. Carpet. Double radiator.

**Kitchen** *12' 2'' x 10' 6'' (3.71m x 3.20m)*

Double glazed window to front. Tiled floor.Tiled splash backs. Single drainer sink unit with mixer. Range of wall and base units with built-in oven, hob and extractor fan. Open plan.

**Lounge** *16' 2'' x 12' 3'' (4.92m x 3.73m)*

Double glazed french doors to private garden. Double glazed window to rear. Laminated wood flooring. Radiator.

**Private Garden**

paved area. patio decking area.

**Allocated Parking**

**Lease details**

The vendor advises the following charges. These should be verified by your solicitor before exchange of contracts
125 years lease from 2012
Service charge includes building insurance
£2401.65 per year.

**EPC Rating: C**

**Council Tax Band: C**

*Viewers notes...*

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.

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Website: www.brookbanksonline.co.uk

Managing director Mr D. Williams FNAEA Director & Company Secretary: L. Williams

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