



£225,000

Alcock Crescent, Crayford, Dartford,  
Kent, DA1 4FQ

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Chain free one double bedroom top floor apartment featuring a South facing private balcony.

Situated within 0.5 miles to Crayford Train Station, this well presented and extremely well maintained apartment offers an open planned arrangement and makes a perfect first time purchase or buy to let investment.

Presented in good decorative condition throughout this third floor property comprises large spacious hallway with deep storage cupboard, dual aspect lounge/diner featuring a balcony to the front aspect with a good quality integrated kitchen with deep store, a double bedroom with fitted wardrobes and bathroom with shower over the bath.

Features include a security entry phone system, gas central heating, long lease and designated parking space.

immediate viewings are recommended.

Lease: The lease is 143 years outstanding.

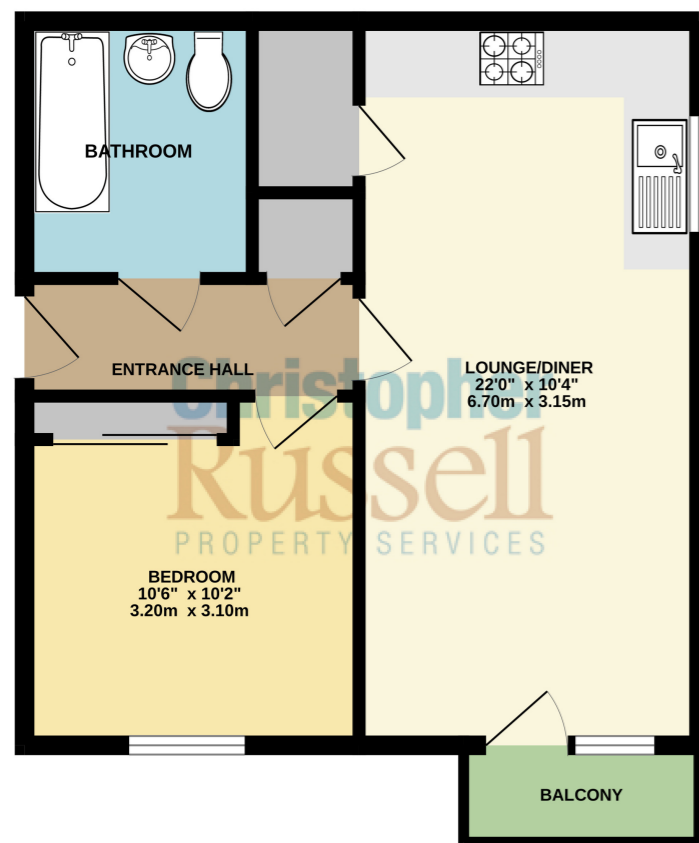
The annual ground rent is £137.98

The current monthly service charge is £135.31 (Vendors are waiting to receive the service charges for 2025).

Council Tax Band B.



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 78                      | 78        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |