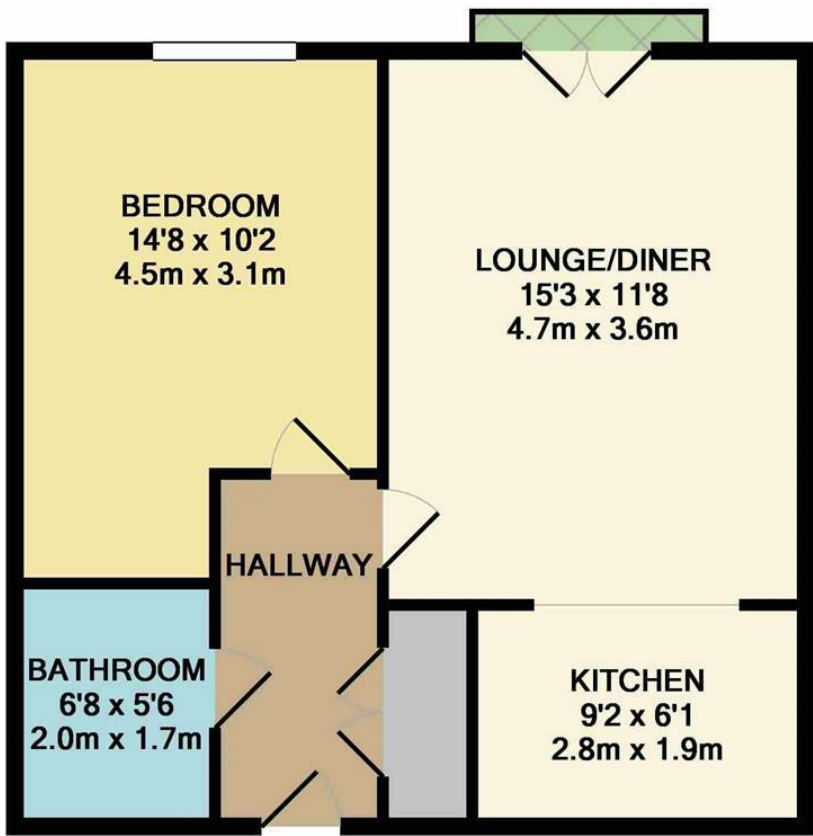


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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114

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Anthony Martin
 Estate Agents

Midfield Parade, 9 Mayplace Road East,
 Bexleyheath, Kent, DA7 6NB
 01322 557457
 barnehurst@anthonymartin.co.uk
 www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Anthony Martin
 Estate Agents



Positioned at the back of a popular modern development is this chain free one bedroom first floor flat. Offering the next potential buyer the opportunity maybe to take that first step onto the property ladder or even some looking to add a property to their investment portfolio this property really is one not to miss out on.

The property offers an modern layout and plenty of space to unwind after a hard days work. The property is located within walking distance to Crayford train station and also is within close proximity to Barnehurst golf course for those who love a spot of golf on a Sunday morning.

The property itself offers as mentioned an open plan design with the kitchen just off the lounge area. There is a double bedroom and a modern bathroom suite just off the hallway.

Outside there is underground parking allocated for your flat.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

114 TANNERS CLOSE

DA1 4FF

- One Bedroom Flat
- Open Plan Lounge/Diner
- Modern Kitchen
- Bathroom Of Hallway
- Area: 465 Sq.Ft
- Underground Parking
- EPC: B 83
- Chain Free
- Ideal First Time Buy
- Great Investment

