





ASKING PRICE £265,000 - NO CHAIN. Spacious one-bedroom ground floor flat situated in a quiet position but within walking distance of Welling High Street, Rail station and bus routes. Danson Park and lake, with its green spaces and water sports is also in the vicinity. The accommodation comprises Entrance Hall with a storage cupboard, Living Room, Kitchen, Double Bedroom with built-in wardrobes, and a Shower Room. One allocated parking space plus spaces for visitors.

VIEWINGS ARE HIGHLY RECOMMENDED !

ENTRANCE HALL

LIVING ROOM

4.62 x 3.23 (15'2" x 10'7")

KITCHEN

2.26 x 2.13 (7'5" x 7'0")

BEDROOM ONE

3.78 x 2.84 (12'5" x 9'4")

SHOWER ROOM

TRANSPORT

Welling Rail Station: 0.36 mi

Bexleyheath Rail Station: 1.09 mi

Falconwood Rail Station: 1.42 mi

Abbey Wood (London) Rail Station: 1.71 mi

EDUCATION

Welling School: 0.21 mi

St Stephen's Catholic Primary School: 0.31 mi

East Wickham Primary Academy: 0.31 mi

Hook Lane Primary School: 0.5 mi

TENURE

Our vendor has informed us that this is a Leasehold property.

Lease Term Remaining: 96 Years

Service Charge: £1,080pa

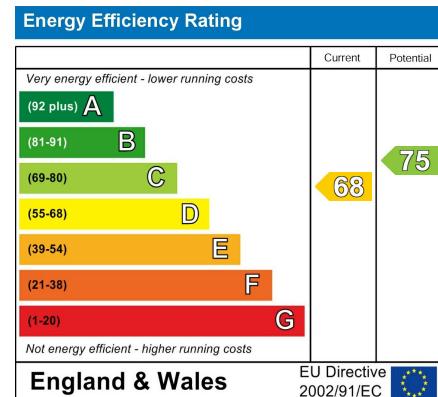
Ground Rent: £85pa

DISCLAIMER

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.