

**RE/MAX**  
**SELECT**

£150,000 Leasehold



Woodville Grove, Welling





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well-presented ground floor retirement apartment, close to Welling High Street's amenities and transportation links, including Welling Station. This property comprises 2 bedrooms, living room, fitted kitchen, and fitted bathroom. Further benefits include double glazing, parking provisions, and communal gardens. Total Internal Area approx: 548.85 sq ft (50.99 sq m). EPC Rating C72

## FEATURES

- Ground floor retirement apartment
- 2 bedrooms
- Living room
- Fitted kitchen
- Fitted bathroom
- Parking
- Communal gardens
- Double glazing
- Close to amenities & transportation links





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Carpeted, ceiling coving, radiator; large storage cupboard.

#### Living Room

4.30m x 3.12m (14' 1" x 10' 3") Carpeted, ceiling coving, electric fireplace, double glazed uPVC window, double glazed uPVC door.

#### Kitchen

3.85m x 1.80m (12' 8" x 5' 11") Vinyl flooring; range of wood wall and base units with marble-effect worktops; stainless steel sink and drainer unit; extractor fan; space and connections for cooker; space and connections for fridge/freezer; space and connections for washing machine.

#### Bedroom

3.31m x 2.78m (10' 10" x 9' 1") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed window.

#### Bedroom

3.31m x 1.92m (10' 10" x 6' 4") Carpeted, ceiling coving, double glazed window.

#### Bathroom

2.27m x 1.78m (7' 5" x 5' 10") Vinyl flooring, tiled walls; bath with electric shower over; vanity unit with wash-hand basin; w/c, wall-mounted mirror, extractor fan, wall-mounted heater, heated towel-rail.

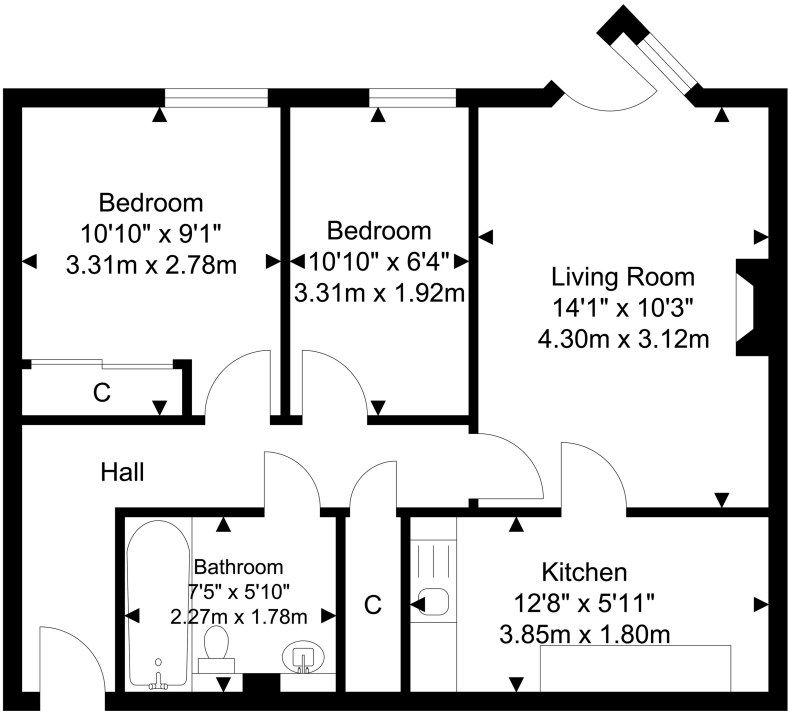
#### Information:

- Warden-assisted
- High street location
- Variety of events organised by management team ranging from coffee mornings, outdoor trips, restaurant visits
- Lease: 60 years remaining
- Service charge & ground rent: £3,780.00 per annum
- Council Tax: Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	72	78
D		
(39-54)		
E		
(21-38)		
F		
(1-20)	72	78
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FLOORPLAN



Ground Floor  
Approximate Floor Area  
548.85 SQ.FT.  
(50.99 SQ.M.)

TOTAL APPROX FLOOR AREA 548.85 SQ. FT / 59.99 SQ. M  
For Identification Purposes Only.

