

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.

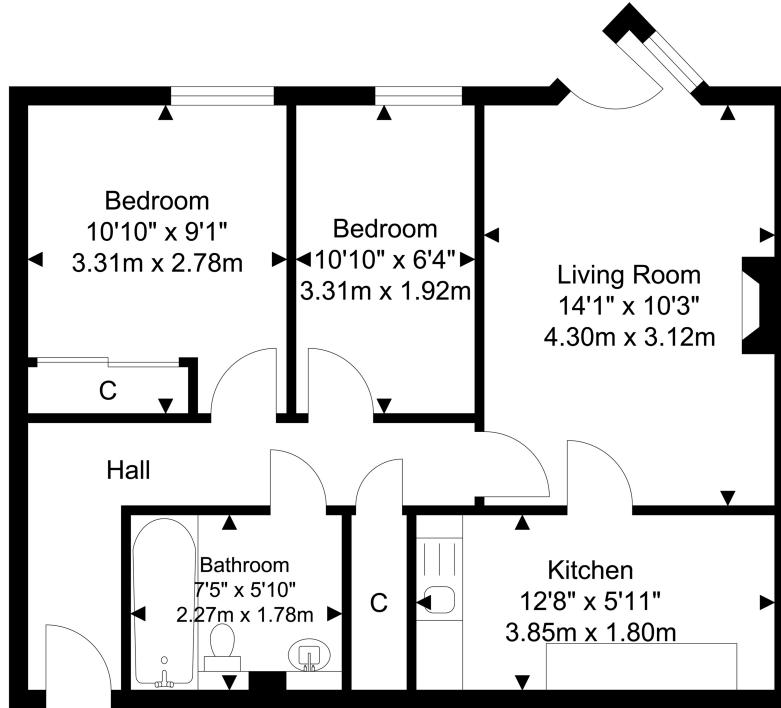
Information:

- 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+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	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.

