



**Offers in Region of £140,000**  
**Woodville Grove, Welling, Kent, DA16**  
**3QA**

**Christopher Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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**Christopher Russell Property Services**

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Two bedroom retirement apartment situated in an ideal location very convenient for Welling High Street and local transport facilities including Welling Train Station.

The property benefits from having a residents lift to all floors and is offered with vacant possession.

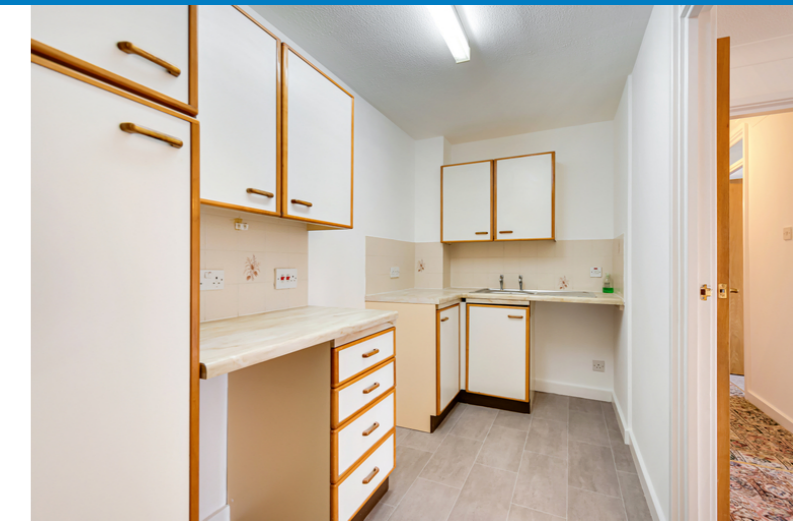
The accommodation comprises; entrance hall, bathroom with walk in bath, lounge/diner, kitchen and two bedrooms.

Each room has an emergency pull cord and the property will feature a new extended lease on completion of the property.

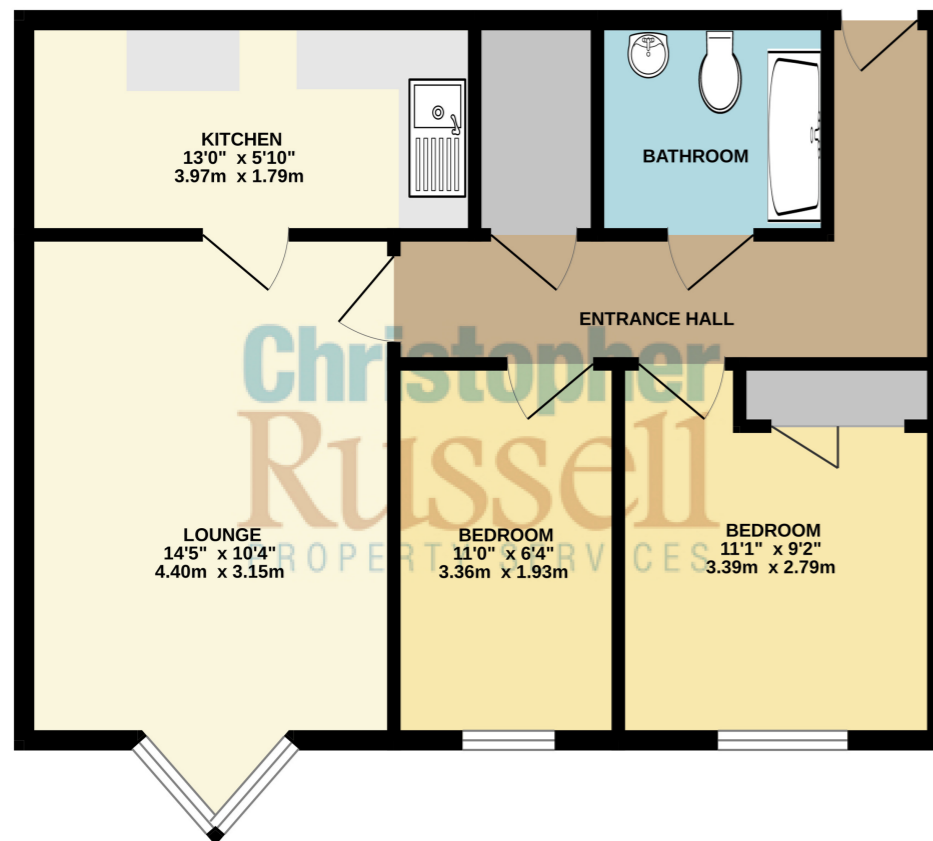
Woodville Grove Retirement Flats are very popular and the development features a lovely communal residents lounge, resident manager, hairdressers and laundry room and residents parking that is approached from a gated entrance.

Event Fee/Sinking Fund: We have been advised that when selling a property in Woodville Grove the vendor is obliged to pay a percentage of the original purchase price to Anchor Trust depending on the length of ownership.

Council Tax Band C.



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.  
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.  
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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>	75	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			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	