



GUIDE PRICE £300,000 Leasehold



8 Bramley Court, Wickham Street,  
Welling, Kent DA16 3DG



## PROPERTY DESCRIPTION

GUIDE PRICE £300,000 - £325,000 • RE/MAX SELECT are delighted to offer for sale this ground floor maisonette situated close to amenities and transportation links, including Welling Station. This property comprises 2 double bedrooms, spacious living room, fitted kitchen, and bathroom.

Further benefits include double glazing, private front garden, and garage-en-bloc. Total Internal Area approx: 749.81 sq ft (69.66 sq m).





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Laminate flooring, radiator, ceiling coving, 2 storage cupboards.

#### Living Room

Laminate flooring, radiator, ceiling coving, double glazed windows.

#### Kitchen

Laminate flooring, double glazed windows; range of wood wall and base units with granite-effect worktops and tiled splashback; stainless steel sink and drainer unit with mixer tap; gas hob, electric oven; space and connections for washing machine.

#### Bedroom

Laminate flooring, radiator, ceiling coving; dual-aspect double glazed windows; fitted wardrobes.

#### Bedroom

Laminate flooring, radiator, ceiling coving, double glazed windows.

#### Bathroom

Fully tiled, double glazed windows; bath with mixer tap and separate thermostaic shower over, with screen; wash-hand basin with mixer tap; w/c.

### Exterior

#### Front Garden

Approximately 225ft (15ft x 15ft; at widest points); large patio area; shrubs.

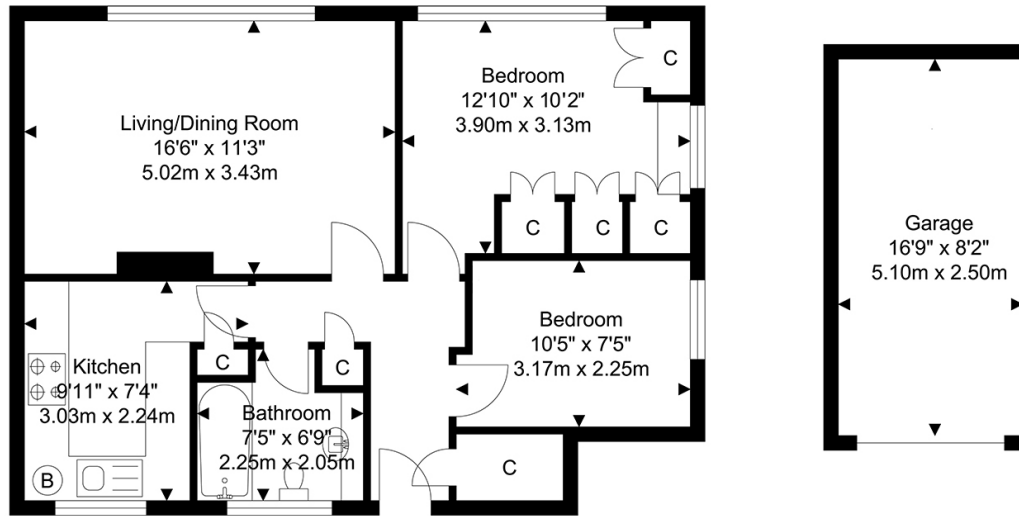
#### Garage-en-bloc

Up-and-over door.

#### Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.6 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 0.7 miles (approx) to Welling High Street
- Lease: 905 years remaining
- Annual service charge: £1,200
- Council Tax: Band C

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
612.57 SQ.FT.  
(56.91 SQ.M.)

Garage  
Approximate Floor Area  
137.23 SQ.FT.  
(12.75 SQ.M.)

TOTAL APPROX FLOOR AREA 749.81 SQ. FT / 69.66 SQ. M  
For Identification Purposes Only.

