



£195,000
Woodville Grove, Welling, Kent, DA16
3QA



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Rarely available two bedroom ground floor retirement flat which in our opinion is situated in probably the most favourable position in the development, with direct access onto the well maintained communal gardens and a level and short walk from he communal door, laundry room and the car park.

Located in the heart of Welling, tucked away behind a gated entrance, this spacious flat comprises; 'L' shaped entrance hall with good storage facilities, spacious lounge/diner with window and patio door overlooking and providing direct access onto the communal gardens, fitted kitchen, two bedrooms, the main bedroom with fitted wardrobes and a bathroom suite that has an easy walk in bath.

Presented in good decorative condition the property features an extended lease, well maintained communal gardens, lovely communal residents lounge, resident manager, hairdressers and laundry room and residents parking that is approached from a gated entrance.

Event Fee/Sinking Fund: Upon re-sale of the property, the owner must pay 0.9% of the sale price multiplied by the number of years they have lived there back to Anchor Trust.

Lease: The lease runs until 3rd February 2177. (152 years unexpired).

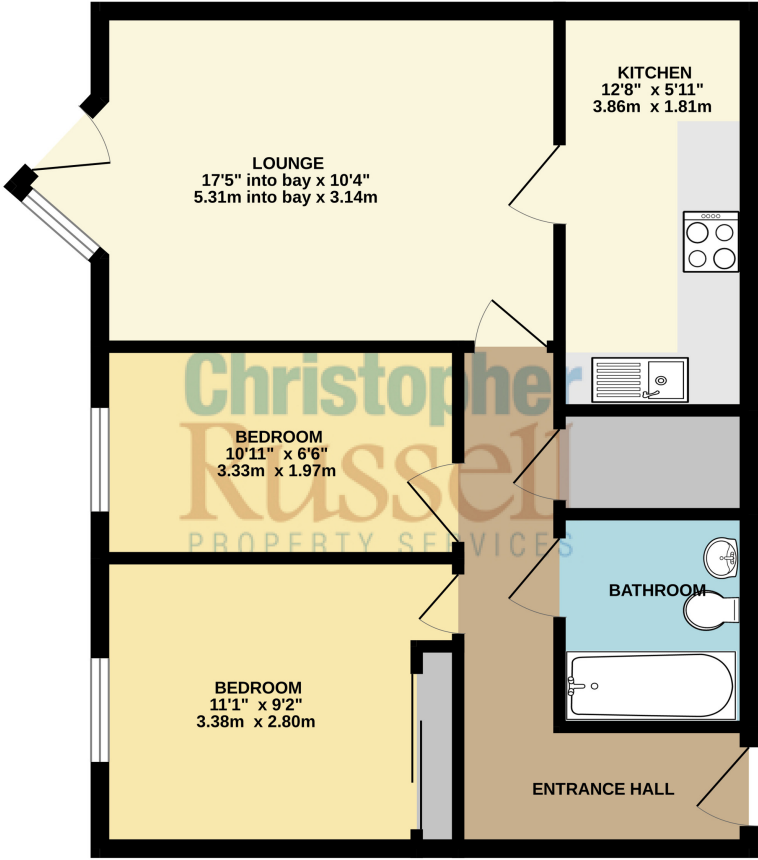
Service Charge: £315.43 a month from April 2025.

Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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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