

Guide Price £225,000
Ellard Court, Park View Road, Welling,
Kent, DA16 1SJ

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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £225,000 to £235,000.

An extremely spacious one bedroom first floor flat offering extremely good sized living accommodation. Conveniently located within easy reach of Welling High Street with a superb range of local shops, Welling mainline station, numerous bus routes and of course Danson Park with its attractive open space and boating lake.

The property has been modernised to a good standard and would make an ideal first time purchase or possible buy to let investment.

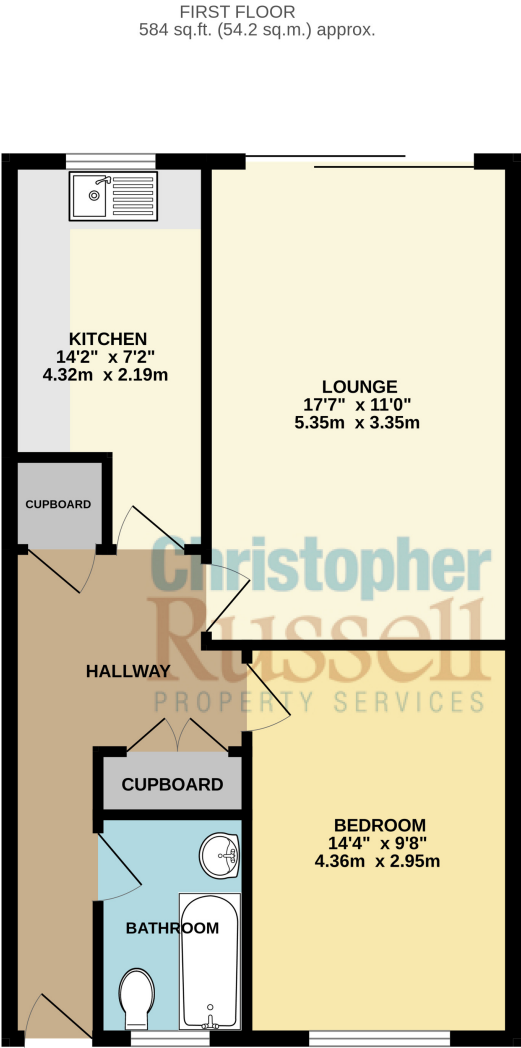
There is resident allocated parking to the rear of the block and electric storage heating.

Lease: Approximately 168 years remaining

Service Charge: £700.00 per annum

Ground rent: £120.00 per annum

Council Tax Band C.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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+) A		
(81-91) B		
(69-80) C	73	74
(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		