



Guide Price £335,000
Wickham Street, Welling, Kent, DA16
3DF

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £335,000 - £355,000.

Spacious split level, three bedroom flat situated 0.7 miles from Welling Train Station.

The flat is in good order throughout and is ideal for first time buyers or buy to let investors.

The property is split over two floors and comprises entrance hallway, spacious reception room and separate kitchen.

The floor above has three good size bedrooms, landing area and a family bathroom.

The property also features a garage, off street parking and communal gardens.

Unexpired Lease term - 990 Years

Ground Rent - £25.00 per annum

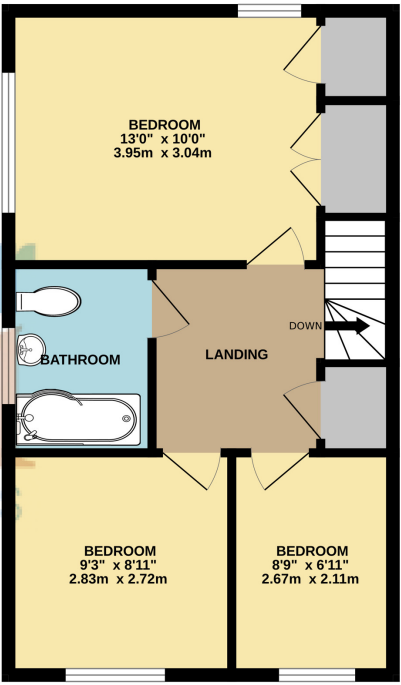
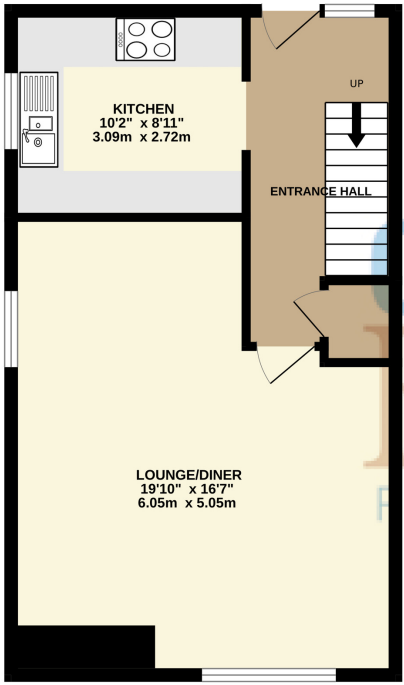
Service Charge - £210.00 per calendar month.

Council Tax Band C.



SECOND FLOOR
593 sq.ft. (55.1 sq.m.) approx.

THIRD FLOOR
476 sq.ft. (44.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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