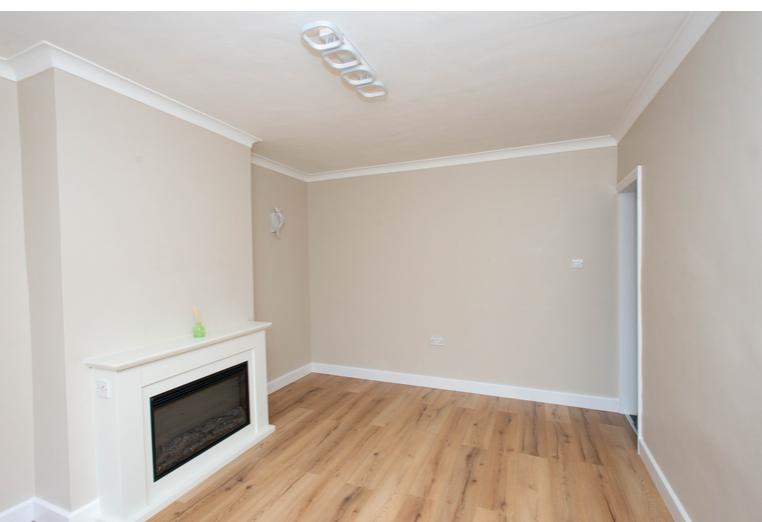


Offers in Excess of £325,000

Welling Way, Welling, Kent, DA16 2RH

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 £325,000 to £350,000.

Well presented three bedroom ground floor maisonette ideal for first-time-buyers, those looking to downsize and buy-to-let investors.

The property is situated just a short walk to Welling train station offering links to Central London and Abbey Wood for the Elizabeth Line, Welling High Street and a selection of good primary and secondary schools including Harris Academy and Bexley Grammar.

Having been recently completely refurbished including a new fitted kitchen and new carpets and laminate flooring throughout, the property comprises three good sized double bedrooms, a lounge, and a bathroom. There is direct access via the lounge to a private rear garden with a garage which is access via a well maintained rear access road.

The property features double glazing throughout and has a new boiler.

The property is being offered as end of chain.

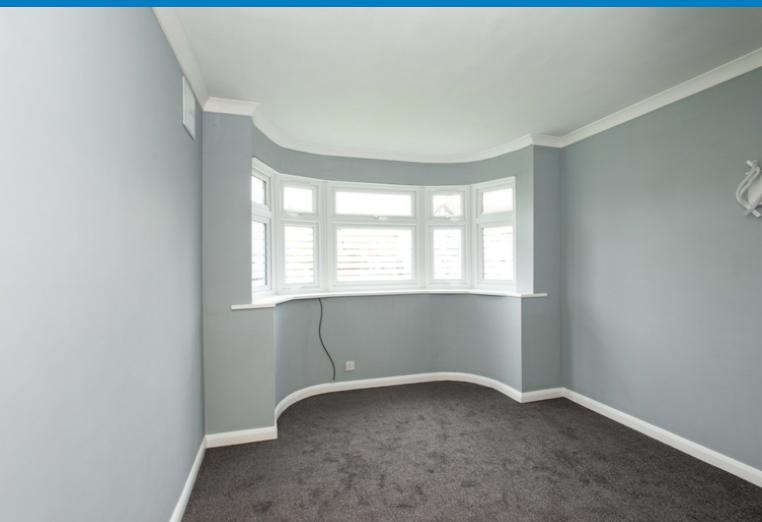
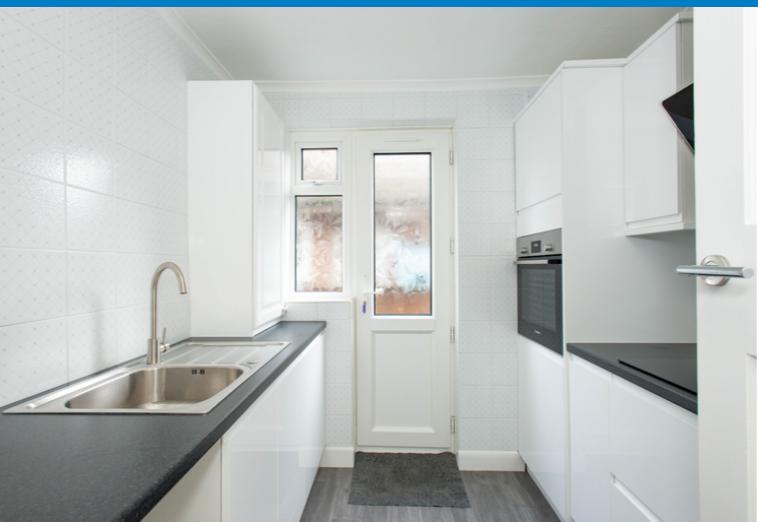
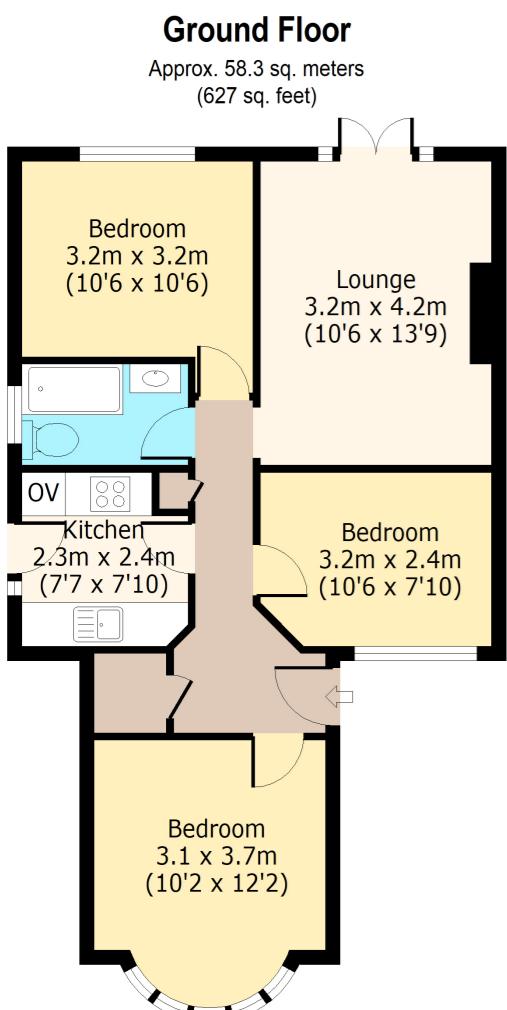
Lease: 910 years approx. remaining.

Ground Rent: £4.50 per annum.

Service Charge: N/A

Council Tax Band C.

Agents Note: Material Information is available online as brochure 2 below



	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		