



Guide Price £300,000
Queens Road, Welling, Kent,

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £300,000 to £325,000

Offered CHAIN FREE is this spacious two double bedroom first-floor apartment with allocated parking and Private Roof Terrace.

The property features an open plan, contemporary gloss-finish fitted kitchen with granite worktops and splashbacks, equipped with a built-in oven and hob, as well as integrated appliances including a dishwasher, fridge freezer, and washer dryer. Additional benefits include UPVC double-glazed windows and a gas central heating system.

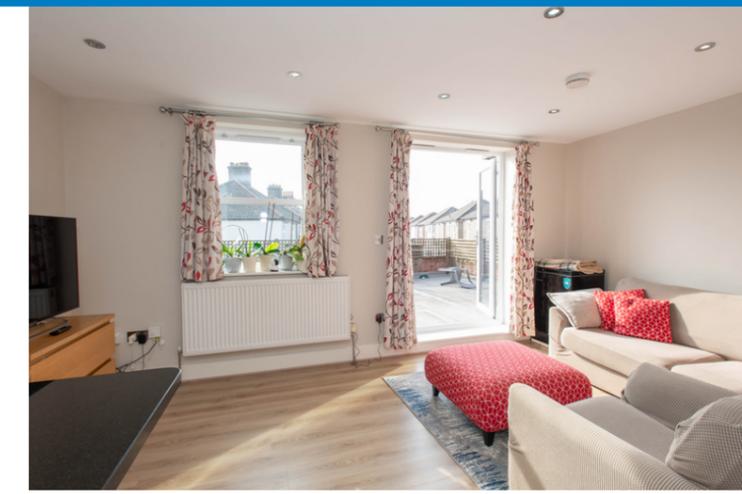
Conveniently located, the apartment offers easy access to local amenities and excellent transport links. The Elizabeth Line at Abbey Wood is within reach, while Welling train station is just a short walk away.

Lease: New 125-year lease on completion

Service Charge £950.00 Per annum

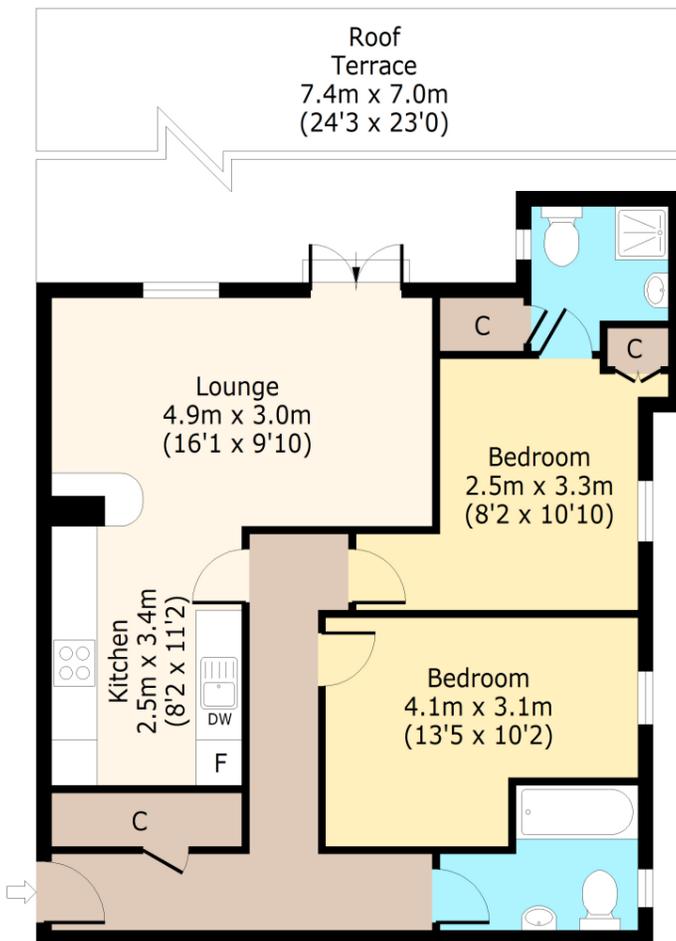
Ground Rent: Peppercorn

Council Tax Band C.



First Floor

Approx. 66.6 sq. meters
(717 sq. feet)



Total area: approx. 66.6 sq. meters (717 sq. feet)
For illustration purposes only - not to scale