



Guide Price £325,000

**Upper Wickham Lane, Welling, Kent,
DA16 3AB**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £325,000 to £350,000.

A luxury first floor two double bedroom apartment centrally located in Welling situated perfectly within a very short walk to Welling Train Station and High Street.

Offering 1005 sq.ft /93.4 sq.m of accommodation the property should be viewed internally to be fully appreciated.

Offered as end of chain, the property which is presented in excellent decorative condition was newly built in 2016 offers larger than average accommodation that comprises a large entrance hall, lounge with feature double doors opening into a large kitchen/diner, two double bedrooms with an en suite shower room to the main bedroom and a separate bathroom suite. The kitchen is fully integrated complimented with granite work surfaces and the bathroom and en-suite are luxuriously fitted.

Outside there is a large communal garden patio area a short walk away from the apartment which is also on the same level. There is a residents parking permit available via the local authority at an annual cost of approximately £165.00 per annum which includes visitors permit scratch cards.

Original Lease Term: Approximately 125 years from 31/03/2016

Unexpired Lease: Approximately 117 years remaining

Current Ground Rent: £250 per annum.

Next Ground Rent Review Date: TBA

Current Service Charge: Approximately £62.50 per calendar month.

Council Tax Band D.

MID FLOOR FLAT
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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			