



£279,999

2 Duchess Apartments, Queens Road,
Welling, Kent, DA16 3EA

**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.

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Christopher Russell Property Services

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

The property features a 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: 125-year lease on completion

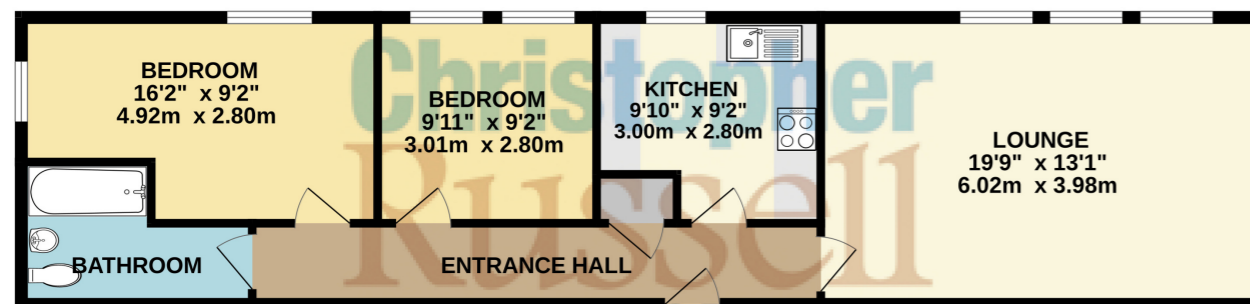
Service Charge £950.00 Per annum

Ground Rent: Peppercorn

Council Tax Band C.



FIRST FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 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		
(69-80)	C	76	76
(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	