



**Guide Price £320,000**  
**Upper Wickham Lane, Welling, Kent,**  
**DA16 3AB**



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Guide Price £320,000 to £340,000.

A luxury top floor, two double bedroom apartment centrally located in Welling situated perfectly within a very short walk to Welling Train Station, the amenities of Welling High Street, including Tesco, Lidl and Morrisons, as well as the historic, Danson Park. The frequent buses directly opposite the flat take you to the Elizabeth Line.

Featuring a spacious wrap-around balcony accessible from both the lounge and bedroom offering a further 20sq.m. of private outdoor space (approx.) with amazing views, this property truly needs to be seen from within to be fully appreciated.

The property, which is presented in excellent decorative condition, was newly built in 2016 and comprises an entrance hall with storage cupboard, open planned living accommodation with a fully integrated kitchen featuring modern appliances, two double bedrooms, and a modern bathroom. The apartment further benefits from Velfac Triple Glazed Doors and Windows making the apartment feel calm and quiet despite its proximity to the High Street.

Downstairs there is a large communal garden patio area as well as communal bicycle and pram storage.

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

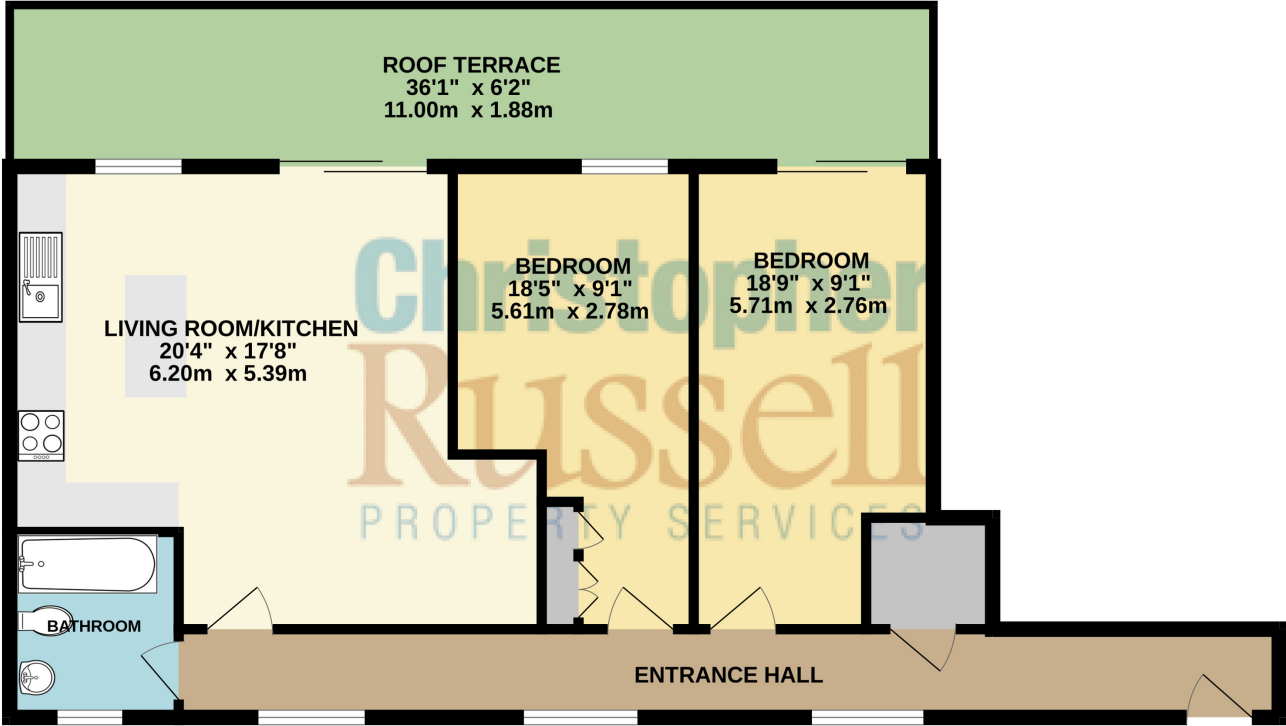
Unexpired Lease: Approximately 116 years remaining

Current Ground Rent: £250 per annum.

Next Ground Rent Review Date: TBA

Current Service Charge: £83.00 per calendar month.

TOP FLOOR  
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 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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