



Marne Avenue | South Welling, Kent, DA16 2EZ



Guide Price: £325,000 - £350,000

Leasehold

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## Marne Avenue, South Welling

A well presented spacious TWO BEDROOM FIRST FLOOR FLAT located on the popular 'Scientist Estate' situated in 'South' Welling. Convenient for local schools, Welling High Street and mainline station.

### Property Features

- Council Tax: C
- EPC Rating: C
- FIRST FLOOR FLAT
- 15FT LOUNGE/DINER
- 9FT FITTED KITCHEN
- DOUBLE GLAZED/CENTRAL HEATING
- HARD STANDING TO FRONT
- SHARE OF REAR GARDEN



## Interior

**Entrance Hall:** Double glazed door to front. Double glazed door to front, carpet as fitted and stairs to first floor flat.

**Lounge/Dining:** 5.16m x 4.8m (16'11" x 15'9") Double glazed windows to front and wood style laminate flooring. Opening to kitchen.

**Kitchen:** 2.82m x 2.72m (9'3" x 8'11") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob, filter hood and dishwasher. Localised tiled walls, wood style laminate flooring, double glazed window to rear and double glazed door to rear leading to balcony. Stairs to garden.

**Landing:** Built in storage, carpet as fitted and loft access.

**Bedroom 1:** 4.42m x 3.7m (14'6" x 12'2") Double glazed window to front, built in wardrobe and carpet as fitted.

**Bedroom 2:** 3.86m x 3.5m (12'8" x 11'6") Double glazed window to rear, built in wardrobes and carpet as fitted.

**Bathroom:** Fitted with a four piece suite comprising of wall mounted vanity wash hand basin, built in low level wc, panelled bath and separate walk in shower cubicle. Chrome style heated towel rail, part tiled walls, tiled flooring and double glazed window to rear.

## Exterior

**Rear Garden:** Stairs down to the garden with an enclosed section for the exclusive use of Flat 3A. Mainly laid to lawn with patio area. Shed.

**Parking:** Hard standing to front.

# New to Market

## Property awaiting floorplan

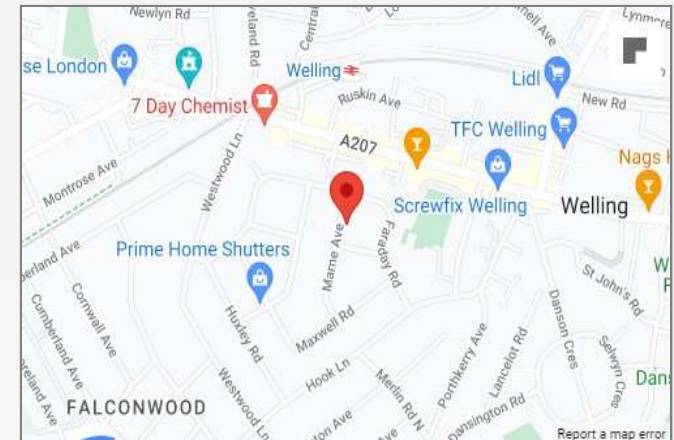






## Property Location

Marne Avenue, South Welling, Kent, DA16 2EZ



## Leasehold Information

**Original Lease Term:** Approximately 999 years from 24/10/1991

**Unexpired Lease:** Approximately 967 years remaining

**Current Ground Rent:** £50.00 per annum

**Next Ground Rent Review Date:** Tba

**Current Service Charge:** Tba

Please note these charges may be subject to reviews and should be verified by your solicitor.

## Additional Information

Please note that within the lease it is not possible to let the property out.

**FOR MORE INFORMATION CONTACT US TODAY.**

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