



## Chalkstone Close Welling DA16 3DJ

Leasehold



Council Tax: C  
EPC Rating: C

A well presented CHAIN FREE TWO BEDROOM SECOND FLOOR purpose built APARTMENT in a popular modern development. This property is conveniently located for Welling mainline station.

- 16FT LOUNGE
- 13FT FITTED KITCHEN
- ALLOCATED PARKING SPACE
- ENTRYPHONE SYSTEM
- DOUBLE GLAZING
- CHAIN FREE

**Asking Price: £245,000**

**ROBINSON-JACKSON**  
Our service will *move* you



# New to Market

## Property awaiting floorplan



**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8303 5213  
Robinson Jackson  
146 Welling High Street,  
Welling,  
DA16 1TJ  
scott.dowler@robinson-jackson.com



### Interior

**Communal Entrance:** Entryphone system and stairs to all floors.

**Entrance Hall:** Wooden door to front, entryphone system and wood style laminate flooring.

**Lounge:** 4.88m x 3.6m (16' x 11'10") Double glazed window to front, wood style laminate flooring and double glazed window to side.

**Kitchen:** 4.04m x 1.9m (13'3" x 6'3") Double glazed window to front, vinyl flooring and double glazed window to side.

**Bedroom 1:** 3.48m x 3.07m (11'5" x 10'1") Double glazed window to front and wood style laminate flooring.

**Bedroom 2:** 3.73m x 1.96m (12'3" x 6'5") Double glazed window to front and wood style laminate flooring.

**Bathroom:** Fitted with a three piece suite comprising of pedestal wash hand basin, low level wc and panelled bath with shower over and glass shower screen. Tiled walls and tiled flooring.

### Exterior

**Parking:** Allocated parking space.

### Additional Information

**Original Lease:** 189 years from 01/07/1986

**Unexpired Lease:** Approximately 152 years remaining

**Current Ground Rent & Service Charge Combined:** Approximately £96.00 p.c.m.

**Next Ground Rent Review:** TBC

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