



Baltimore Place Welling DA16 3LW

Freehold



Council Tax: C
EPC Rating: TBC

****70% SHARE** OVER 55'S ONLY.** Offered to the market CHAIN FREE is this TWO BEDROOM FIRST FLOOR RETIREMENT FLAT with views of the communal gardens. Convenient for Welling High Street.

- 18FT LOUNGE
- 10FT FITTED KITCHEN]
- SHOWER ROOM
- DOUBLE GLAZED/CENTRAL HEATING
- RESIDENTS CAR PARK

Guide Price £140,000 to £150,000

ROBINSON-JACKSON
Our service will *move* you



This plan is for general layout guidance and may not be to scale
Plan produced using PlanUp.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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Interior

Entrance Hall: Double glazed door to side, storage cupboards and carpet as fitted.

Lounge: 5.6m x 3.18m (18'4" x 10'5") Double glazed windows to front, carpet as fitted and double glazed window to side.

Kitchen: 3.2m x 1.78m (10'6" x 5'10") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Integrated fridge and freezer. Localised tiled walls, tiled flooring and double glazed window to side.

Bedroom 1: 3.86m x 2.54m (12'8" x 8'4") Double glazed windows to front and carpet as fitted.

Bedroom 2: 4.57m x 1.85m (15' x 6'1") Double glazed window to front and carpet as fitted.

Shower Room: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and separate walk in shower cubicle. Part tiled walls and vinyl flooring.

Exterior

Communal Gardens

Leasehold Information

Original Lease Term: Approximately 99 years from 1st April 1998

Unexpired Lease: Approx 74 years

Current Ground Rent: Included in service charge

Next Ground Rent Review Date: TBA

Current Annual Service Charge: Approximately £134.00 p.c.m.

Additional Information

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

Please note the asking price represents a 70% share of ownership, 30% is retained by Hyde Housing Association.

Please note there is a minimum age restriction for residents of 55 years old.

Please note there are clauses in the lease which prevent subletting and keeping pets in the property.

Event fee/sinking fund: We have been advised that when selling a property in Baltimore Place the seller is obliged to pay a fee to Hyde Housing which they will confirm.