



# Wickham Lane Welling DA16 3ET

Leasehold



Council Tax: C  
EPC Rating: D

A stunning TWO BEDROOM TOP FLOOR FLAT situated on the borders of Welling and Abbey Wood. Convenient for East Wickham Open Space, local schools, shops and transport links.

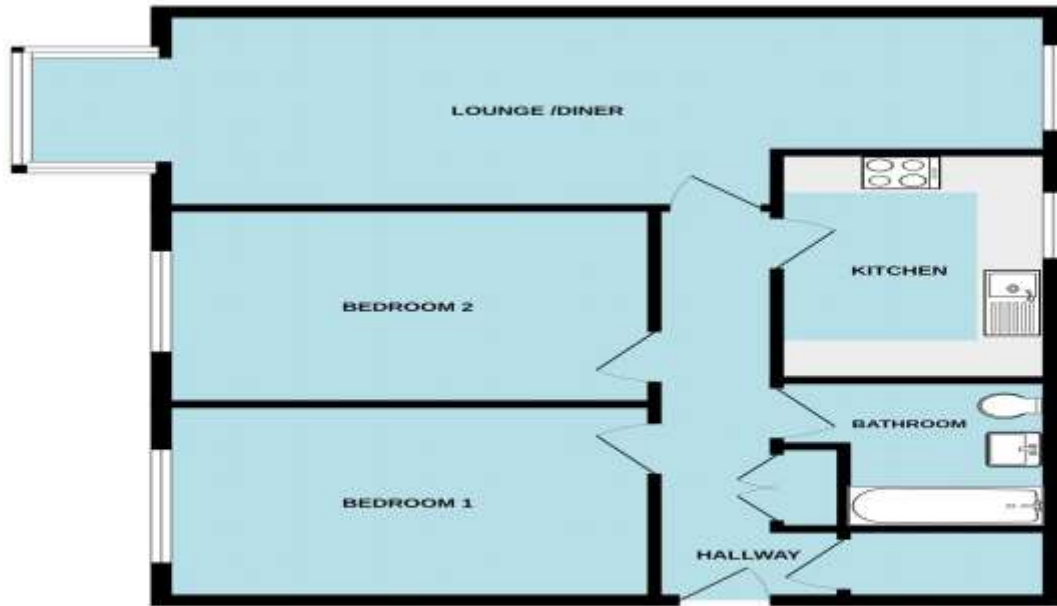
- 28FT LOUNGE
- 10FT FITTED KITCHEN
- LONG LEASE
- ALLOCATED PARKING
- DOUBLE GLAZING
- MODERNISED THROUGHOUT

**Guide Price £300,000 to £325,000**

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



## 2ND FLOOR



TOTAL FLOOR AREA: 740 sq ft (68.6 sq m) approx  
While every effort has been made to ensure the accuracy of the floorplan contained here, the dimensions of above, windows, doors and any other feature are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, facilities and appliances shown have not been tested and no guarantee is given as to their condition or operation.  
Date and version: 01/2024



FOR MORE INFORMATION  
CONTACT US TODAY.

Scott Dowler - Branch Manager  
020 8303 5213  
Robinson Jackson  
146 Welling High Street,  
Welling,  
DA16 1TJ  
welling@robinson-jackson.com

SALES | MORTGAGES | LEGALS **ROBINSON-JACKSON**

## Interior

**Communal Entrance:** Security door and stairs to all floors.

**Entrance Hall:** Double glazed door to front, entryphone system,, storage cupboards and Quartz tiled flooring.

**Lounge:** 8.7m x 3.23m (28'7" x 10'7") Double glazed bay window to front, carpet as fitted and double glazed window to rear.

**Kitchen:** 3.18m x 2.34m (10'5" x 7'8") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Integrated washing machine and fridge freezer. Localised tiled walls, Quartz tiled flooring and double glazed window to rear.

**Bedroom 1:** 3.68m x 2.72m (12'1" x 8'11") Double glazed window to front and carpet as fitted.

**Bedroom 2:** 3.56m x 2.62m (11'8" x 8'7") Double glazed window to front and carpet as fitted.

**Bathroom:** Fitted with a three piece suite comprising of pedestal wash hand basin, low level wc and panelled bath. Chrome style heated towel rail tiled walls and Quartz tiled flooring.

## Exterior

**Parking:** Allocated parking space.

## Leasehold Information

**Original Lease:** Approximately 189 years from 01/01/1987

**Unexpired Lease:** Approximately 120 years remaining

**Current Ground Rent & Service Charge:** Approximately £176.00 p.c.m.

**Next Ground Rent Review:** Tba

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