

Woodville Grove  
Welling  
DA16 3QA  
Leasehold

A well presented ONE BEDROOM CHAIN FREE, SECOND FLOOR RETIREMENT FLAT set within the popular Woodville Grove development. Located moments from Welling High Street, shops and bus routes.

- 15FT LOUNGE
- CHAIN FREE
- DOUBLE GLAZING
- COMMUNAL GARDENS
- RESIDENTS PARKING
- WARDEN ASSISTED

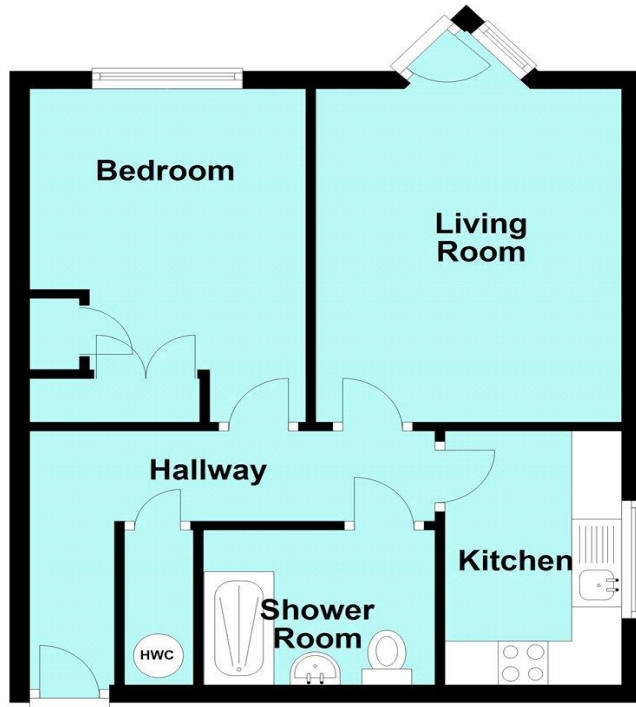
Asking Price £160,000



Council Tax: C  
EPC Rating: B

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

## Ground Floor



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

**Communal Entrance:** Entry phone system and lift access to second floor.

**Entrance Hall:** Wooden door to front, storage cupboard and carpet as fitted.

**Lounge:** 4.75m x 3.07m (15'7" x 10'1") Double glazed window to front, carpet as fitted and juliet balcony.

**Kitchen:** 2.87m x 1.93m (9'5" x 6'4") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Double glazed window to side and vinyl flooring.

**Bedroom 1:** 3.8m x 2.77m (12'6" x 9'1") Double glazed window to front, built in wardrobes and carpet as fitted.

**Shower Room:** Fitted with a three piece suite comprising of vanity wash hand basin, built in low level wc and separate walk in shower cubicle. Chrome style heated towel rail, part tiled walls and vinyl flooring.

## Exterior

**Communal Garden**

**Residents Parking**

## Leasehold Information

**Original Lease:** 99 years from 16/10/1987

**Unexpired Lease:** Approximately 62 years remaining

**Current Ground Rent:** Tba

**Next Ground Rent Review:** Tba

**Service Charge:** Approximately £205.00 per annum

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

## Additional Information

Any sale will be subject to the purchaser meeting the Estate Manager.

Please note as this is a retirement development there is an age restriction where residents need to be 60 years or older.

**Event Fee/Sinking Fund:** We have been advised that when selling a property in Woodville Grove the vendor is obliged to pay a percentage of the original purchase price to Anchor Trust depending on the length of ownership.