



Queens Road
Welling
DA16 3EA

Leasehold



Council Tax: D
EPC Rating: B

A well presented TWO BEDROOM CHAIN FREE TOP FLOOR FLAT. Convenient for local shops, Welling High Street and mainline station.

- CHAIN FREE
- DOUBLE GLAZING
- OVER 900 YEAR LEASE
- 20FT KITCHEN/LIVING SPACE
- GAS CENTRAL HEATING
- TOP FLOOR FLAT

Asking Price £290,000

ROBINSON-JACKSON
Our service will *move* you

New to Market

Property awaiting floorplan



FOR MORE INFORMATION CONTACT US TODAY.

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Welling,
DA16 1TJ
welling@robinson-jackson.com

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Interior

Communal Entrance: Double glazed door to rear and stairs to all floors.

Entrance Hall: Wooden door and wood style laminate flooring.

Kitchen/Living Space: 6.25m x 4.55m (20'6" x 14'11") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob, filter hood and fridge freezer. Double glazed window to front and wood style laminate flooring.

Bedroom 1: 4.55m x 3.56m (14'11" x 11'8") Double glazed window to front, built in wardrobes and wood style laminate flooring.

Bedroom 2: 4m x 3.12m (13'1" x 10'3") Double glazed window to rear, built in wardrobes and wood style laminate flooring.

Bathroom: Fitted with a three piece suite comprising of vanity wash hand basin, built in low level wc and panelled bath with shower over and glass shower screen. Chrome style heated towel rail, part tiled, walls, wood style laminate flooring and sky light to rear.

Leasehold Information

Original Lease Term: Approximately 999 Years from 08/11/2012

Unexpired Lease: Approximately 987 years remaining

Current Ground Rent: £Tba

Next Ground Rent Review Date: £Tba

Current Service Charge: Approximately £83.00 p.c.m.

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

Please note that the sale of the property is subject to the current tenancy ending which we understand is schedule for 30th June 2024 and the seller obtaining vacant possession.

Additional Information

Welling has been a favoured town for many years, with access to Bexley borough's four grammar schools as well as the 78-hectare Danson Park, with its historic house, boating lake, sports pitches, splash park and pub.

The town's heart is in the High Street, where you'll find shops, pubs, restaurants and the mainline train station, with its direct trains to London. Don't miss Crook Log Leisure Centre – Welling's sports and pool complex.