

Baltimore Place Welling DA16 3LW Leasehold

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Council Tax: C EPC Rating: C **70% SHARE** OVER 55'S ONLY. Offered to the market CHAIN FREE is this TWO BEDROOM FIRST FLOOR RETIREMENT FLAT convenient for Welling High Street.

- 12FT LOUNGE
- DOUBLE GLAZING

- CHAIN FREE
- THREE PIECE BATHROOM SUITE
- RESIDENTS CAR PARK
- COMMUNAL GARDENS

ROBINSON-JACKSON Our service will move you

Asking Price £140,000



Interior

Entrance Hall: Double glazed door to front and carpet as fitted.

Lounge: 3.89m x 3.73m (12'9" x 12'3") Double glazed window to rear and carpet as fitted.

Kitchen: 2.46m x 2.1m (8'1" x 6'11") Fitted with a range of wall and base units with contrasting work surfaces. Localised tiled walls, vinyl flooring and double glazed window to rear.

Bedroom 1: 3.89m x 2.77m (12'9" x 9'1") Double glazed window to side and carpet as fitted.

Bedroom 2: 3.28m x 2.26m (10'9" x 7'5") 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 with shower over and glass shower screen. Chrome style heated towel rail, part tiled walls, vinyl flooring and double glazed window to front.

Exterior

Parking: Residents car park.

Communal Gardens

Leasehold Information

Original Lease Term: Approximately 99 years from 24/06/1990

Unexpired Lease: Approx 65 years remaining

Current Ground Rent: Tba

Next Ground Rent Review Date: Tba

Current Annual Service Charge: Approximately £165.37 p.c.m.



FOR MORE INFORMATION CONTACT US TODAY.

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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.

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.