



Edison Road

Welling, DA16 3JN

A well presented one bedroom first floor apartment that we feel would make a great first time buy or investment. The property sits in a location that offers easy access to local shops, schools, welling train station and it also comes with allocated parking.

Main Features

- One bedroom first floor apartment
- Allocated parking
- Ideal first time buy or investment opportunity
- Easy access to local shops, schools and Welling station
- Spacious lounge

FULL DESCRIPTION

Offered for sale is this well presented one bedroom apartment that sits in a popular location. The property offers easy access to local shops, schools and welling train station.

It briefly comprises of: a secure communal entrance, front door, hallway, bathroom, master bedroom and a spacious lounge that flows nicely into the kitchen. Externally there is allocated parking and we feel this would make a great first time buy or investment.

Entrance hall

Lounge

14' 8" x 10' 7" (4.47m x 3.23m)

Kitchen

7' 5" x 6' 4" (2.26m x 1.93m)

Bedroom

12' 6" x 9' 6" (3.81m x 2.9m)

Bathroom

Outside

Communal garden space to rear.

Allocated parking and visitors parking.

ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

Lease Duration: 94 years remaining (originally 125 years from 29/9/1992)

Service/Maintenance Charge: £1200 per annum including buildings insurance, cleaning, gardening, car park maintenance.

Ground Rent: £85 per annum

Council Tax: Band C £1811.34 per annum

EER Rating: 83

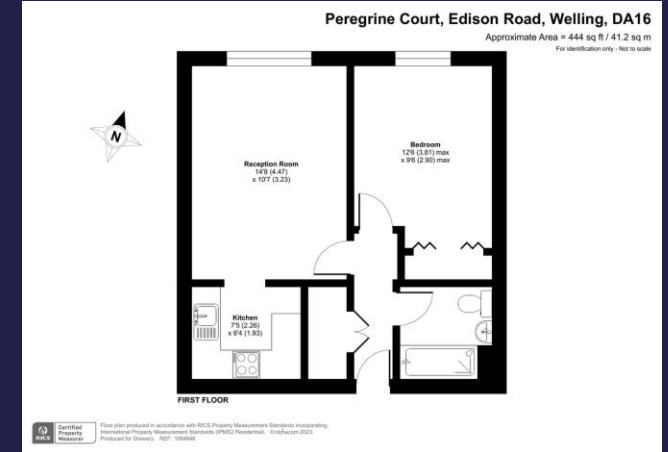
Directions

From our Sidcup office turn right and at the traffic lights proceed straight across into Halfway Street. At the mini roundabout turn right into Willersley Avenue which becomes Wellington Avenue and continue to the crossroads. Proceed straight across into Westwood Lane, take the first exit at the mini roundabout, also Westwood Lane. Continue all the way to the end and turn right into Welling High Street then first left into Central Avenue. At the mini roundabout take the first exit into Wickham Street and then second right is Edison Road.

Closest Stations: Welling (0.42 mi) Falconwood (1.03 mi) Plumstead (1.48 mi)

Closest Schools: Willow Dene School (0.24 mi) East Wickham Primary (0.32 mi) Welling School (0.81 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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