



# VILLAGE ESTATES

• EST.1993 •



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**EXTENDED LEASE**  
**LIFT TO ALL FLOOR**  
**OVER 60'S**

**COMMUNAL**  
**LOUNGE/CONSERVATORY**  
**SECURE PARKING BEHIND**  
**GATES**

**HIGH STREET LOCATION**



**35 Woodville Grove**  
Welling, DA16 3QA

**£159,995**



Over 60's Two-bedroom second floor retirement flat with extended lease on a secure gated development in need of cosmetic improvement. The development is situated in the town of Welling and is also close to the town of Bexleyheath. Woodville Grove has excellent transport links to Central London and the south east coast. The local shops are within walking distance and include supermarkets, a post office, library, bakery, hairdressers and cafes. There are ample doctors' surgeries and dentists in Welling which are within walking distance and on the local bus route.

EPC RATING: B

COUNCIL TAX BAND: C

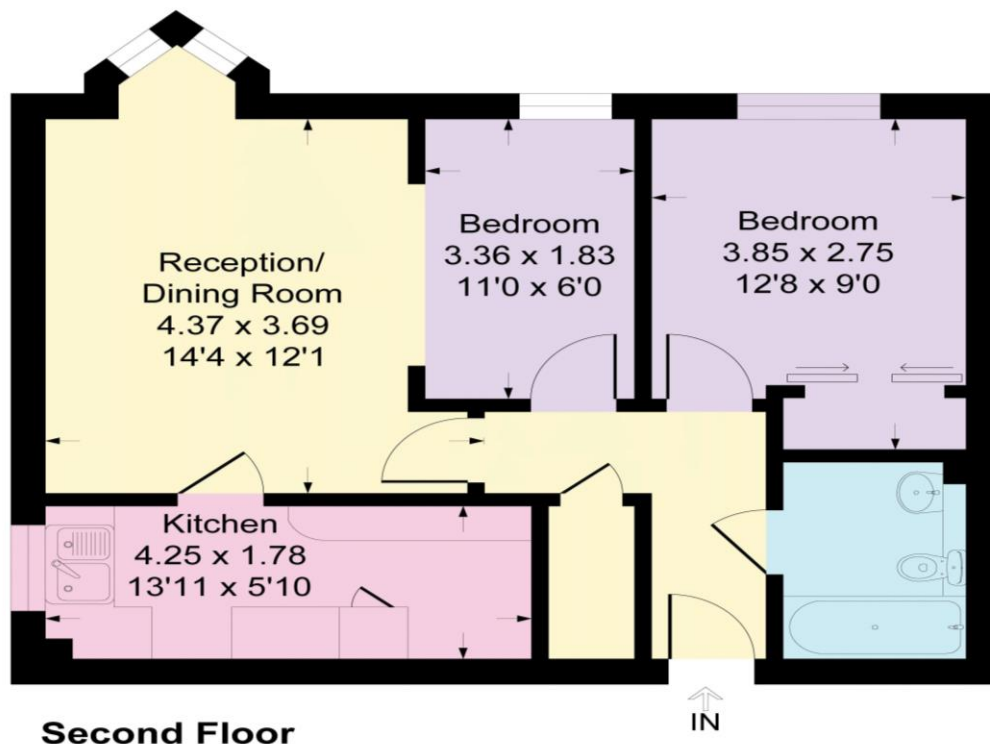
TENURE: Leasehold

LEASE TERM: 151 Years



## Woodville Grove, DA16

Approximate Gross Internal Area = 51.2 sq m / 552 sq ft



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.