



VILLAGE ESTATES

• EST.1993 •



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NO ONWARD CHAIN

COMMUNAL GARDEN

**GREAT PRESENTATION
THROUGHOUT**

IDEAL FIRST TIME BUY

ALLOCATED PARKING

SHORT WALK TO STATION



24 Peregrine Court
Edison Road
Welling, DA16 3JN

£230,000

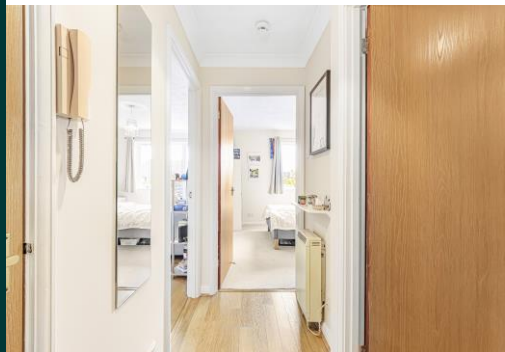
NO ONWARD CHAIN! Based just a short walk from all amenities and transport links, this first-floor home is a perfect step onto the property ladder. Boasting an excellent finish, this property is ready to move into and enjoy. There is a spacious open plan kitchen and living area, perfect for entertaining and relaxing. The large double bedroom offers a great amount of living and storage space. The well-presented bathroom is ready for the next owners, with ample storage in the hallway. The property features allocated parking as well as a quiet and peaceful communal garden.

EPC RATING: B

COUNCIL TAX BAND: C

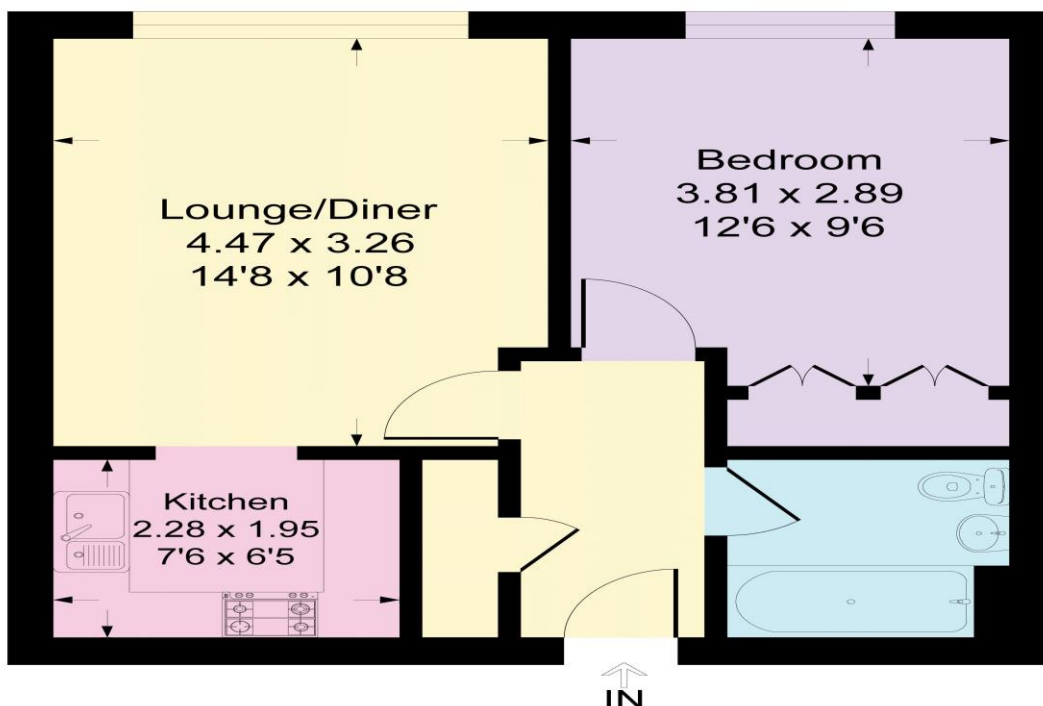
TENURE: Leasehold

LEASE TERM: 125 Years from 29/09/1992



Peregrine Court, Edison Road, DA16

Approximate Gross Internal Area = 41.3 sq m / 446 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.