

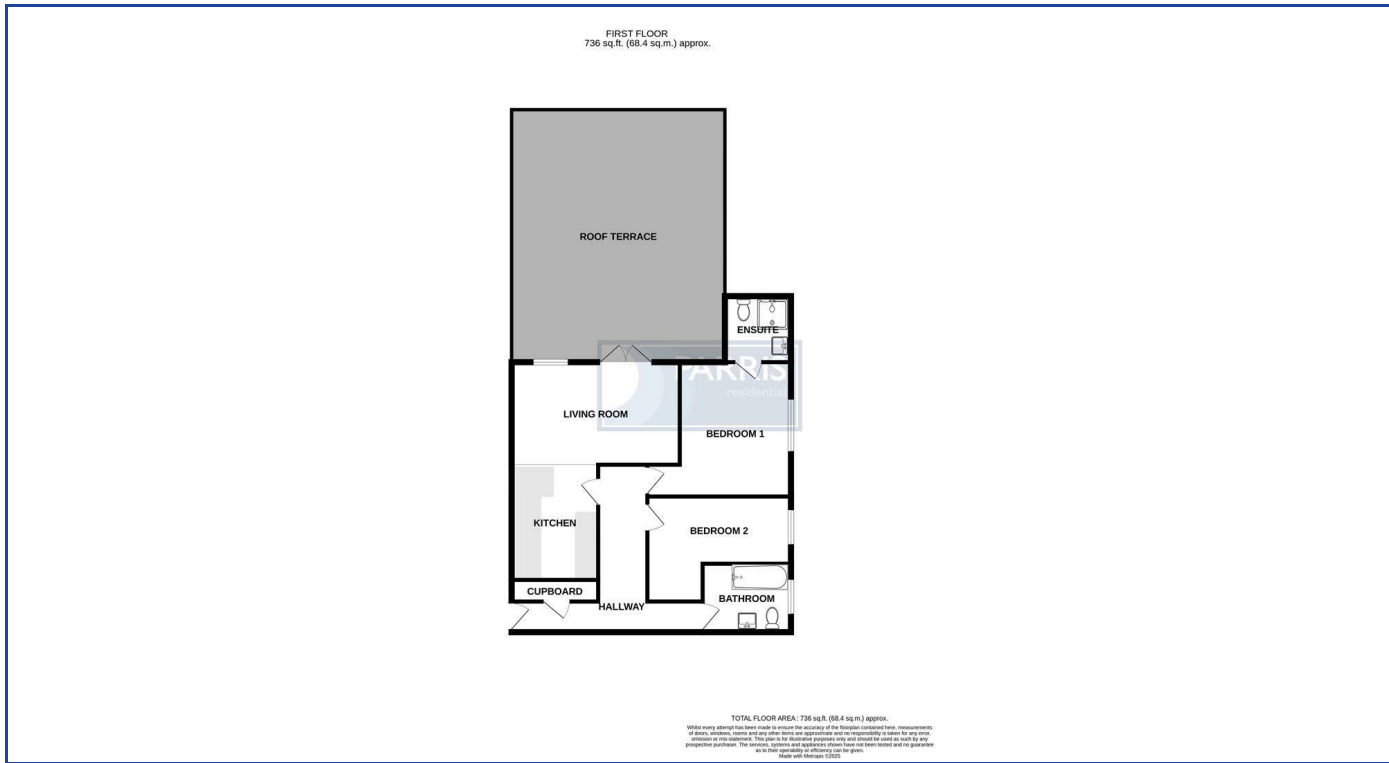


Queens Road, Welling
£308,700 Leasehold



CHAIN FREE & LARGE OUTSIDE TERRACE Parris Residential are delighted to offer this very spacious two-bedroom first-floor apartment with allocated parking space plus a large outside terrace leading from the lounge area. The property benefits from having a bathroom plus an en-suite shower room from the second bedroom. The modern kitchen is fully fitted to include a built-in oven & hob plus an integrated dishwasher, fridge freezer and washer dryer. The outside terrace will be a huge selling point measuring approx 24' x 23'. Your inspection is highly recommended. New 125-year lease on completion, EPC RATING C. SERVICE CHARGE £950.00 P.A, GROUND RENT £0.00. COUNCIL TAX BAND C





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



communal entrance hall

hallway

living room 16'2 x 9'9 (4.93m x 2.97m)

kitchen 11'1 x 8'3 (3.38m x 2.51m)

bedroom one 12'1 x 10'8 (3.68m x 3.25m)

en-suite shower room 6'4 x 6'4 (1.93m x 1.93m)

bedroom two 13'7 x 10'0 (4.14m x 3.05m)

bathroom 8'6 x 6'3 (2.59m x 1.91m)

roof terrace 24'9 x 22'8 (7.54m x 6.91m)

allocated parking space

