



Millbrook Avenue, Welling
£1,650 PCM



AVAILABLE BEGINNING OF DECEMBER (subject to successful references).

Parris Residential are delighted to offer this large two bedroom first floor maisonette with access to its own private garden with a shed and secure off street parking in a quiet cul-de-sac in Welling just a short walk to Falconwood station & Oxleas wood, With a train journey lasting just 22 minutes to London Bridge with direct journey to London Victoria Waterloo East & Charing Cross. It has a bus stop just outside the close, ideal for short journeys to local shopping facilities. The property has recently been redecorated and is well maintained. It has points for both sky or BT. It has a fitted kitchen and appliances are included by way of oven, hob, washing machine, fridge and freezer. The property offers a modern fitted bathroom suite. Bedroom one is a large room with TV Point. Bedroom two is a good size room suitable for a small double bed and has a built in Wardrobe. The property also benefits from double glazing central heating.

EPC: C | Council Tax: LBB - Band C | Security Deposit: £1903.00 | Holding Deposit: £380.00





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			England & Wales		
EU Directive 2002/91/EC			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.



Entrance hall

Landing

Lounge 13'6" x 11'1" (4.11 x 3.38)

Kitchen 13'0" x 7'2" (3.96 x 2.18)

Bedroom one 12'11" x 9'2" plus recess (3.94 x 2.79 plus recess)

Bedroom two 10'2" x 7'2" (3.10 x 2.18)

Bathroom 7'4" x 4'11" (2.24 x 1.50)

Private rear garden

Secure off street parking to rear

