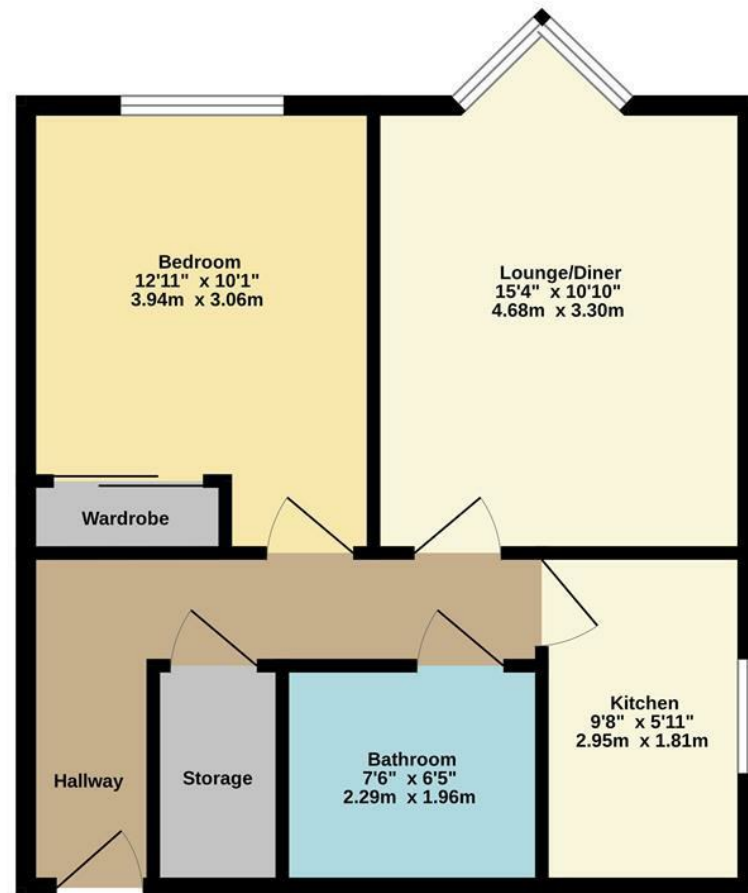


Top Floor
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 sq.m.) approx.
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22 Albert Road, Belvedere, Kent, DA17 5LJ

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	74
	EU Directive 2002/91/EC	



WOODVILLE GROVE
WELLING DA16 3QA

Price £85,000



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





£85,000-£105,000

CHAIN FREE-AVAILABLE IMMEDIATELY

Situated in a secure and well-maintained gated development exclusively for the over 60s, this chain-free one-bedroom retirement flat is a fantastic opportunity for those seeking comfort, convenience, and peace of mind in later life.

Located on the top (third) floor with lift access just a few doors down, this bright and welcoming flat offers a low-maintenance lifestyle with everything you need close by. Inside, you'll find a spacious lounge, fitted kitchen, double bedroom, and bathroom, all complemented by emergency pull cords for added reassurance. The flat also benefits from a secure entry phone system, and the development includes an on-site warden, giving residents and their families added peace of mind.

A communal lounge offers the perfect place to socialise with neighbours and enjoy a warm community feel. Outside, you'll find the well-kept grounds and gardens that make this setting so pleasant and relaxing.

Just a stone's throw from Welling High Street, you'll have access to a wide range of shops, cafés and everyday amenities, while Welling Station and excellent bus routes provide easy travel into central London or out towards Dartford.

With a monthly service charge of £265.79, ground rent of approximately £150 per year, and a remaining lease of 61 years, this property is priced to sell by a motivated vendor looking for a prompt sale.

If you're looking for a safe, social, and well-located retirement flat, this could be just the place for you. Viewings highly recommended.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

WOODVILLE GROVE

WELLING DA16 3QA

- 1 BEDROOM TOP FLOOR (3RD FLOOR) RETIREMENT FLAT
- ONLY FOR THOSE OF 60 YEARS AND OVER
- QUIET GATED DEVELOPMENT
- NO FORWARD CHAIN
- APPROXIMATELY 61 YEARS LEASE (TO BE CONFIRMED BY YOUR SOLICITOR)
- COMMUNAL LIFT/WASH ROOM/LOUNGE/PARKING
- ON SITE WARDEN AND EMERGENCY PULL CORDS THROUGHOUT THE FLAT
- EPC D
- 478 SQ FT
- COUNCIL TAX BAND C

