



Wrotham Road, Welling

- Over 150 year lease
- Great buy to let with approx. £1400pcm income
- Two double bedrooms
- Close to shops, schools & transport
- Floor Area: 605 sq ft
- Popular location
- Spacious accommodation
- Large lounge
- Call Hunters to view
- EPC Rating: D

Offers Over £240,000

Tenure: Leasehold

HUNTERS®
HERE TO GET *you* THERE

Wrotham Road, Welling

DESCRIPTION

**** CHAIN FREE ****

Offered to the market CHAIN FREE is this SPACIOUS two DOUBLE bedroom flat with is located perfectly for local shops, schools and transport, with a rental income of approx. £1400pcm this would make a great buy to let investment or even to get your first foot on the property ladder!

The accommodation on offer comprises of an entrance hall, from here you can access the LARGE lounge, kitchen and bathroom. The two bedrooms can both be accessed via the lounge.

The property has just had a lease extension completed so is now sold with a lease of over 150 years!

Call Hunters now to arrange your viewing!



Second Floor
Approx. 56.3 sq. metres (605.5 sq. feet)



Total area: approx. 56.3 sq. metres (605.5 sq. feet)

Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

39 High Street, Orpington, Kent, BR6 0JE
Tel: 020 8304 1000 Email:
welling@hunters.com www.hunters.com



Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		76	
	60		
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

