



Apartment 8, 21a Cornerhouse Wrotham Road, Welling

- New build apartment
 - 250 Year lease
- Great location for local shops & schools
- Two bedrooms, en suite shower & bathroom
 - Floor Area: 711 sq ft
- High end finish
- Allocated parking space
- Walkable to both Bexleyheath & Welling Train Stations
- Call Hunters to view
- EPC Rating: B

Price Range £300,000



**** BRAND NEW APARTMENT ****

**** ASSIGNED PARKING INCLUDED ****

**** PRICE RANGE £300,000 - £315,000 ****

Presenting an exquisite new build apartment, Hunters Estate Agents are thrilled to introduce this CHAIN-FREE gem to the market!

Originally the esteemed Lord Kitchener Public House, this well-executed conversion now offers 19 impeccably finished apartments, with only a handful remaining!

The entrance hall grants access to all the meticulously designed spaces within. The heart of the home, a 29ft open-plan lounge/diner/kitchen area, boasts a seamless blend of style and functionality. The high-standard kitchen features a built-in oven/hob, fridge freezer, and dishwasher.

The master bedroom, generously proportioned, comes complete with a sleek and contemporary en suite shower room. Bedroom two, conveniently located off the hallway, shares proximity with the modern bathroom. A built-in cupboard with plumbing for a washing machine adds a practical touch.

Security is ensured with a comprehensive entry phone system, and for added convenience, an **ALLOCATED PARKING SPACE** is included!

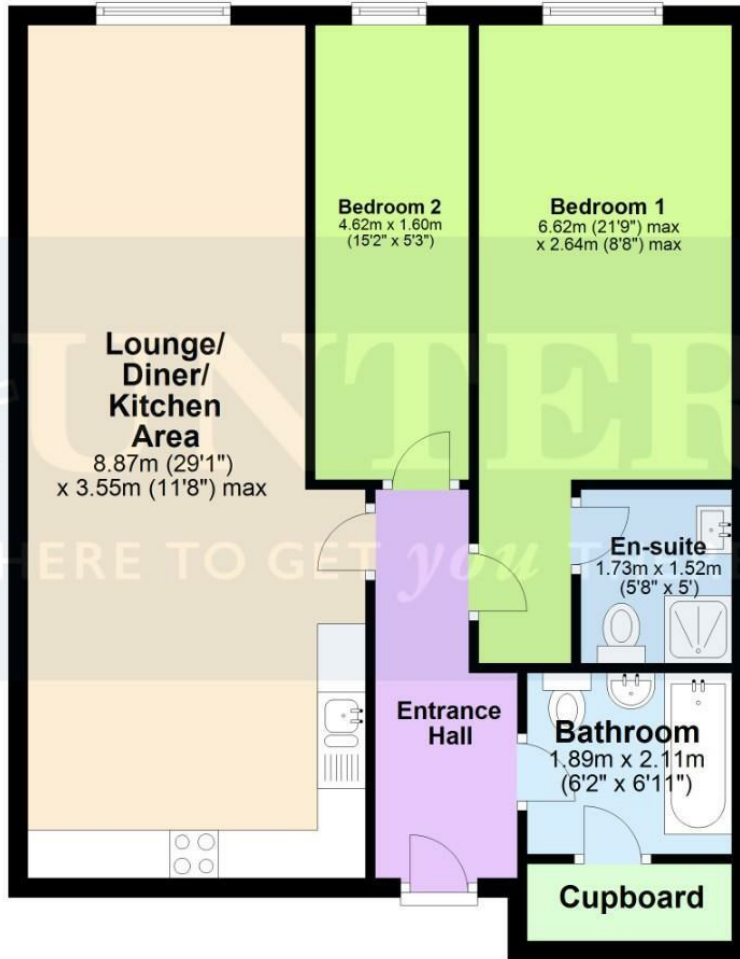
Don't miss the chance to call this property home. Contact **HUNTERS TODAY** to schedule your viewing and secure a glimpse of modern living at its finest!





First Floor

Approx. 66.1 sq. metres (711.4 sq. feet)



Total area: approx. 66.1 sq. metres (711.4 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.



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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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