



## Apartment 5, 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: 710 sq ft
- High end finish
- Allocated parking space
- Walkable to both Bexleyheath & Welling Train Stations
- Call Hunters to view
- EPC Rating: A

**Price Range £300,000**

**HUNTERS®**  
HERE TO GET *you* THERE

**\*\* NEW BUILD HOME \*\***

**\*\* ALLOCATED PARKING SPACE \*\***

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

Hunters Estate agents are delighted to offer to the market this **STUNNING** new build apartment which is offered to the market **CHAIN FREE!**

The building was formally known as the Lord Kitchener Public House which was a lovely run place and has stood for many years, the conversion has been very well done and now offers **19 HIGH END** finished apartments with only a few left!

The accommodation on offer comprises of an entrance hall which gives access to all of the space.

The 29ft lounge/diner/kitchen area is all open plan which offers plenty of space, the kitchen area is finished to a high standard and comes complete with built in oven/hob, fridge freezer and dishwasher.

The master bedroom is a good size room, this also benefits from having a **MODERN** en suite shower room.

Bedroom two is can be found back off the hallway as well as the **MODERN** bathroom, from here you can access a built in cupboard which also has plumbing for the washing machine.

As expected the property comes with a security entry phone system as well as an **ALLOCATED PARKING SPACE!**

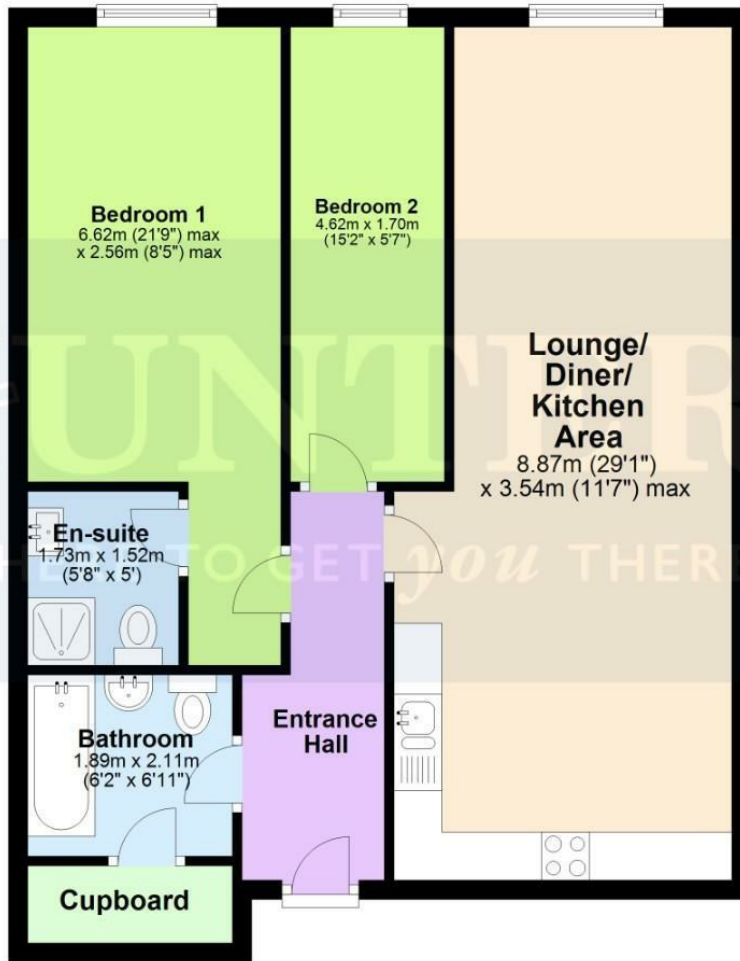
This really isn't a property to be missed, so **CALL HUNTERS TODAY** to arrange your viewing!





## First Floor

Approx. 66.0 sq. metres (710.3 sq. feet)



Total area: approx. 66.0 sq. metres (710.3 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) <b>A</b>	<b>94</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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