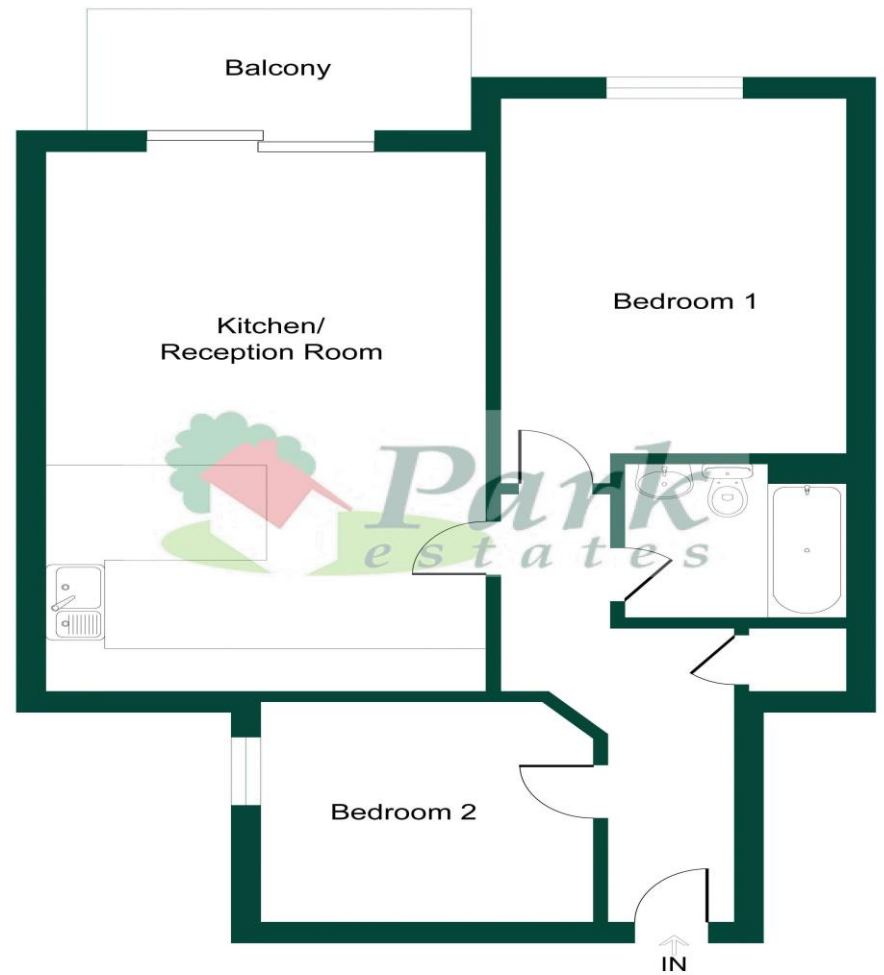




### Bellgrove Road



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planpix



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             | 63   B  | 63   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



Well presented two double bedroom purpose built apartment built in 2016 and well maintained by the current vendors. This spacious apartment is located just a short walk from Welling Station, local shops, restaurants and all other amenities, making it an ideal first time buy or investment purchase. The property is modern, located on the first floor and comprises of entrance hall, two double bedrooms, bathroom and open plan fitted kitchen / dining and living area as well as a separate private balcony. Additional benefits to note include secure allocated parking for one car, double glazing, bi-folding doors, gas central heating and entry phone. Viewing is highly recommended.

Ground Rent: £150 per annum  
Service Charge: £1000 per annum  
Lease: 117 years  
Local Authority: Bexley  
Council Tax Band: C

