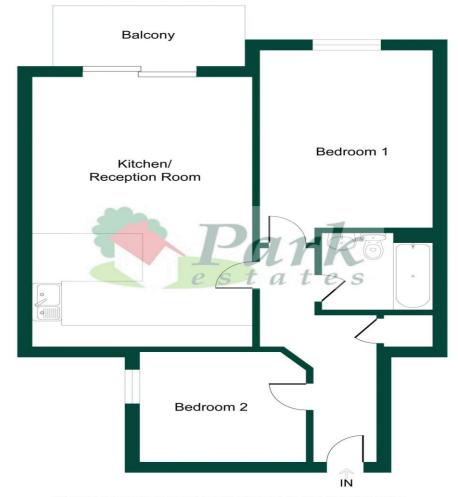
GUIDE PRICE: £300,000 - £325,000 | LEASEHOLD WELLING DA16 3PG NORCLIFF COURT 87A BELLEGROVE ROAD





## **Bellgrove Road**





Energy Efficiency Rating





60-62 High Street, Bexley, Kent DA5 1AH bexley@parkestates.co.uk www.parkestates.co.uk 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

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating traveling to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

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



