

Duchess of Edinburgh Pub Public House, Welling

£262,500 Leasehold

PARRIS residential

CHAIN FREE SALE & NEW LEASE AT POINT OF SALE Parris Residential are delighted to offer this spacious two-bedroom first-floor apartment with allocated parking space. The property benefits from having a modern gloss style fitted kitchen with granite worktops & splashbacks and also includes a built-in oven & hob plus an integrated dishwasher, fridge freezer, and washer dryer. There is also UPVC double glazed windows and a gas central heating system. Local amenities can be found nearby as well as good transport links. The Elizabeth Line at Abbey Wood is within easy access and Welling train station is just a short walk away. Your inspection is highly recommended.

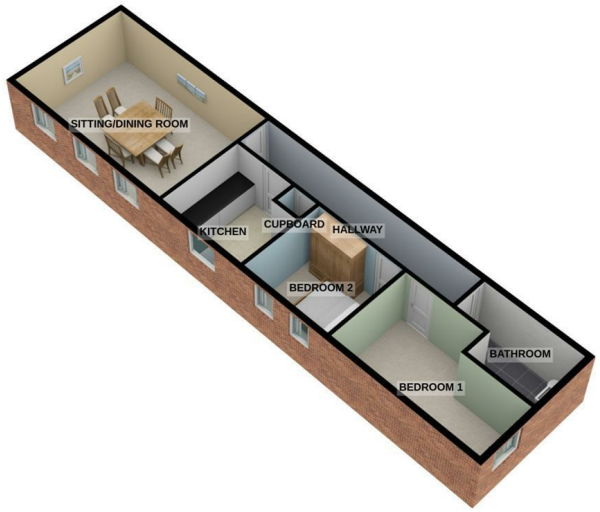
New 125-year lease on completion, EPC RATING C. SERVICE CHARGE £950.00 P.A, GROUND RENT £0.00. COUNCIL TAX BAND C





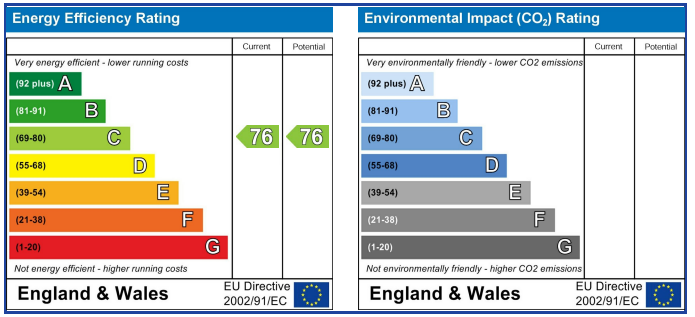


FIRST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

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Communal entrance

Hallway 24'6 long (7.47m long)

Living room 19'7 x 13'0 (5.97m x 3.96m)

Kitchen 9'10 max x 9'2 (3.00m max x 2.79m)

Bedroom one 15'9 x 9'2 (4.80m x 2.79m)

Bedroom two

Bathroom 10'8 max x 6'5 (3.25m max x 1.96m)

Allocated parking space



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