



**Edison Road, Welling, DA16**

**1 Bedroom Flat For Sale**

**Guide Price £180,000 - £195,000**







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Offered Chain Free - A well-presented one bedroom ground floor flat with patio area and direct access to communal gardens, ideally located in a quiet cul-de-sac close to Welling High Street, shops, Welling Station and various transport links.

Situated in a popular residential location, this spacious ground floor flat offers practical living accommodation with storage throughout. The property comprises of a welcoming entrance hallway with a large built-in storage cupboard, a good-sized double bedroom with fitted cupboards, a white bathroom suite, and a bright lounge featuring patio doors opening onto a small patio area which leads onto the communal gardens. An archway from the lounge provides access to the fitted kitchen.

Residents benefit from well maintained communal outdoor space and residents parking, which includes one reserved parking space for this flat.

Ideal for first-time buyers, downsizers, or investors looking for a well located property.

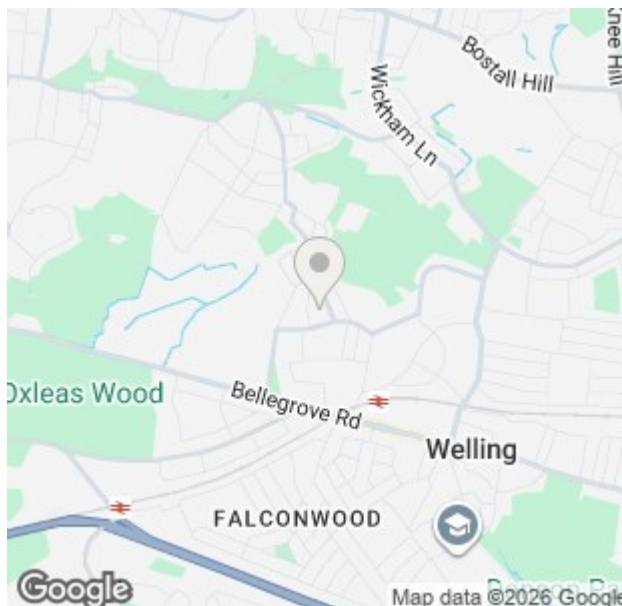
Edison Road is conveniently situated within easy reach of Welling High Street, local shops, cafés, bus routes, and Welling Station, offering great links into London. Green spaces, including Danson Park and local schools are also nearby, contributing to the area's popularity.

#### Key Features

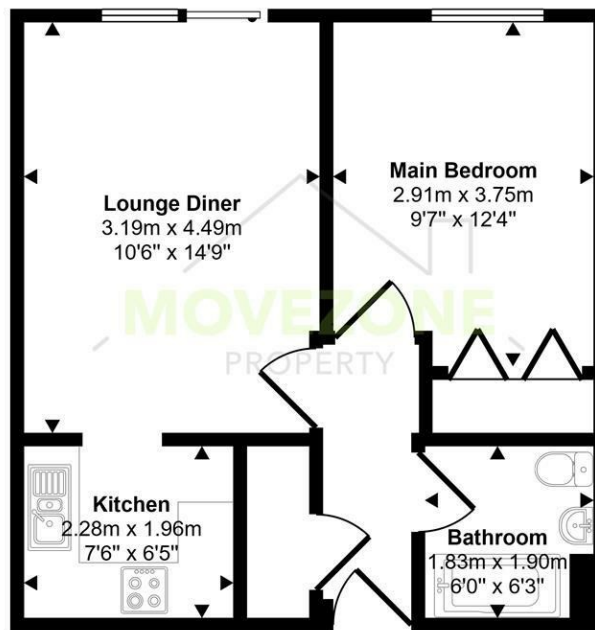
- One bedroom ground floor flat
- Private patio area with direct access to communal gardens
- Spacious lounge with patio doors
- Archway to fitted kitchen
- Large storage cupboard in hallway
- Double bedroom with fitted cupboard
- Residents' parking with one reserved space

EPC Rating: C  
 Council Tax Band: C  
 Lease remaining: 92 years  
 Ground rent: £85 per year  
 Service charge: £1,457.24 per year  
 Tenure: Leasehold

Please note these charges maybe subject to reviews and should be verified by your solicitor.



Approx Gross Internal Area  
41 sq m / 440 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(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	

## CONTACT

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