

## Penpool Lane, , Welling, DA16 2AE

- Great location
- Well presented
- Own balcony
- Easy access to local shops, transport & Danson Park
- Floor Area: 482 sq ft
- Long lease - 110 years remaining
- High ceilings
- One bedroom apartment
- Call Hunters to view
- EPC Rating: C

**Price Range £230,000**





# Penpool Lane, , Welling, DA16 2AE

## DESCRIPTION

**\*\* PRICE RANGE £230,000 - £240,000 \*\***

Nestled in the charming Penpool Lane, Welling, this purpose-built apartment is a true gem awaiting its new owner. Perfect for first-time buyers, this property boasts a good size lounge/dining room, a comfortable bedroom, and a sleek bathroom and kitchen, all spread across 482 sq ft of living space.

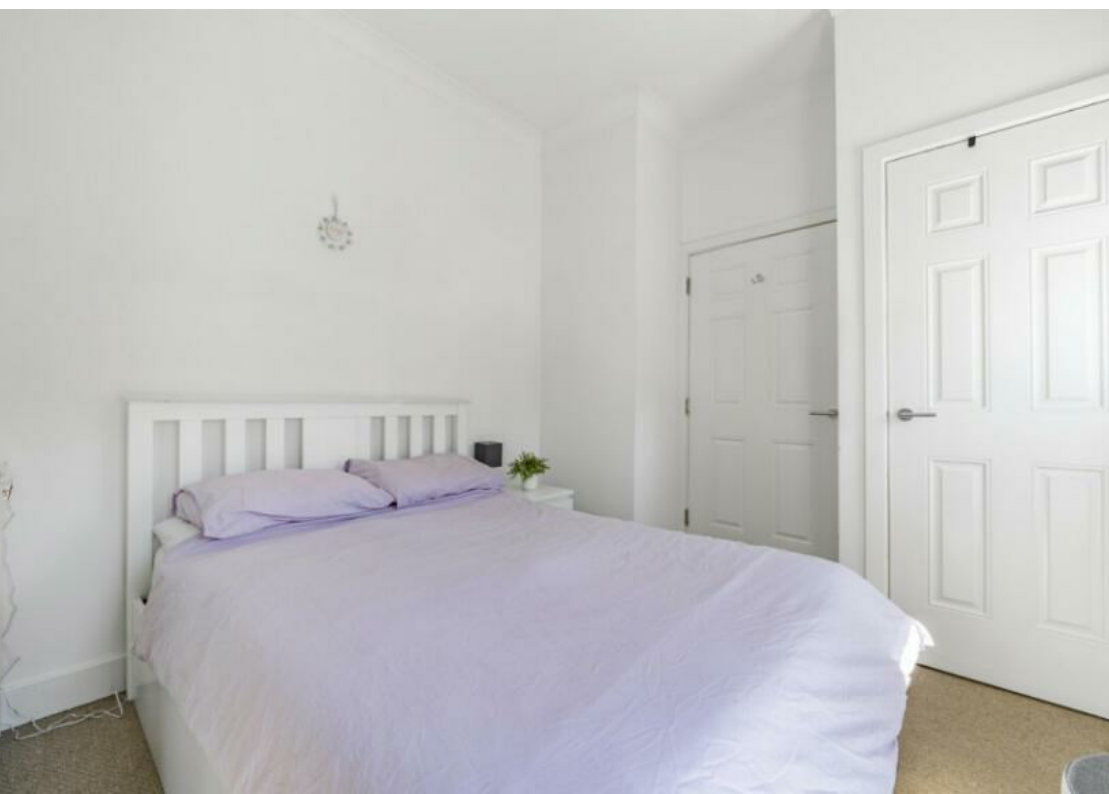
Built in 2010, this modern apartment features high ceilings that create an airy atmosphere, complemented by an abundance of natural light that floods the space. The property comes with the added convenience of a 110-year lease, offering peace of mind for the future.

The heart of this home is the generously sized lounge dining room, providing a perfect setting for relaxation or entertaining guests. Step out onto your own private balcony and enjoy a breath of fresh air. The contemporary kitchen is ideal for whipping up culinary delights, while the double bedroom offers a tranquil retreat at the end of the day.

Situated on the second floor, this apartment also offers the luxury of off-road parking for one vehicle, ensuring convenience for residents. The location is unbeatable, just a stone's throw away from Welling High Street, granting easy access to local shops, Welling train station, and the picturesque Danson Park - a perfect spot for leisurely strolls.

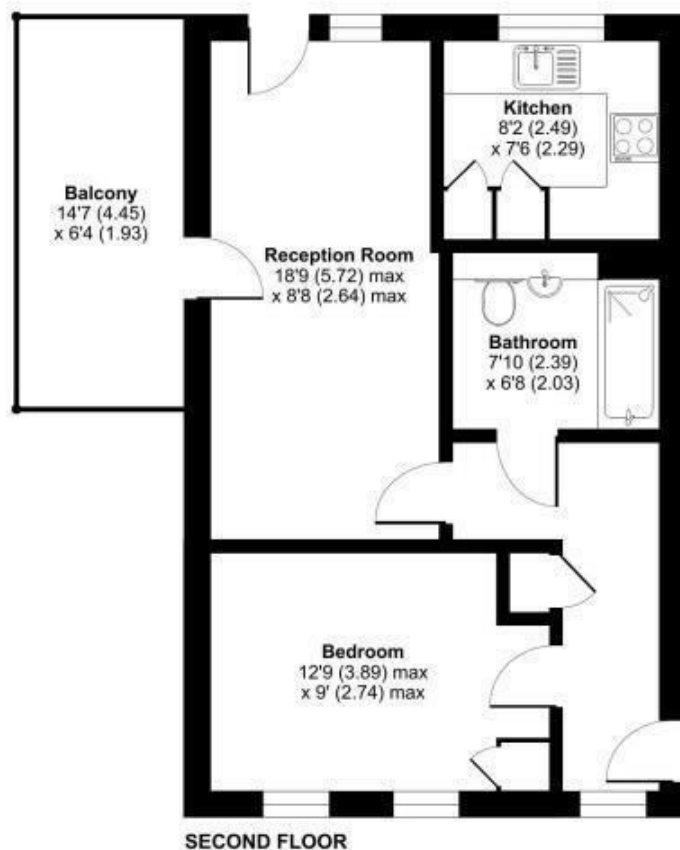
Don't miss out on the opportunity to make this delightful apartment your own. Contact Hunters now to arrange a viewing and take the first step towards owning your dream home in this desirable location.







Approximate Area = 482 sq ft / 44.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rics.com 2024. Produced for L&Q Group. REF: 1123107

### Viewings

Please contact [welling@hunters.com](mailto:welling@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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