



## Central Avenue

Welling, DA16 3AX

Offers Over £290,000



- Share of the freehold with 112 year lease
- Low maintenance own rear garden
- Two bedrooms
- Open plan lounge/diner
- Floor Area: 640 sq ft

- Ground floor apartment & short walk to Welling BR
- Very well presented throughout & under floor heating
- Modern kitchen & shower room
- Call Hunters to view
- EPC Rating: C

# Central Avenue

Welling, DA16 3AX

Offers Over £290,000



Nestled in the heart of Central Avenue, Welling, this charming ground floor apartment is a true gem waiting to be discovered. Boasting a well-presented interior, this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a modern open plan lounge/diner, ideal for relaxing or entertaining guests. The two bedrooms provide ample space for a small family or those in need of a guest room or home office. The modern kitchen is perfect for whipping up delicious meals with the use of your integrated NEFF oven and microwave, the sleek shower room adds a touch of luxury to everyday living.

One of the standout features of this property is its very own garden, a rare find for a flat, offering a tranquil outdoor space to enjoy some fresh air or host a summer barbecue. Additionally, the allocated parking space ensures convenience for those with a vehicle.

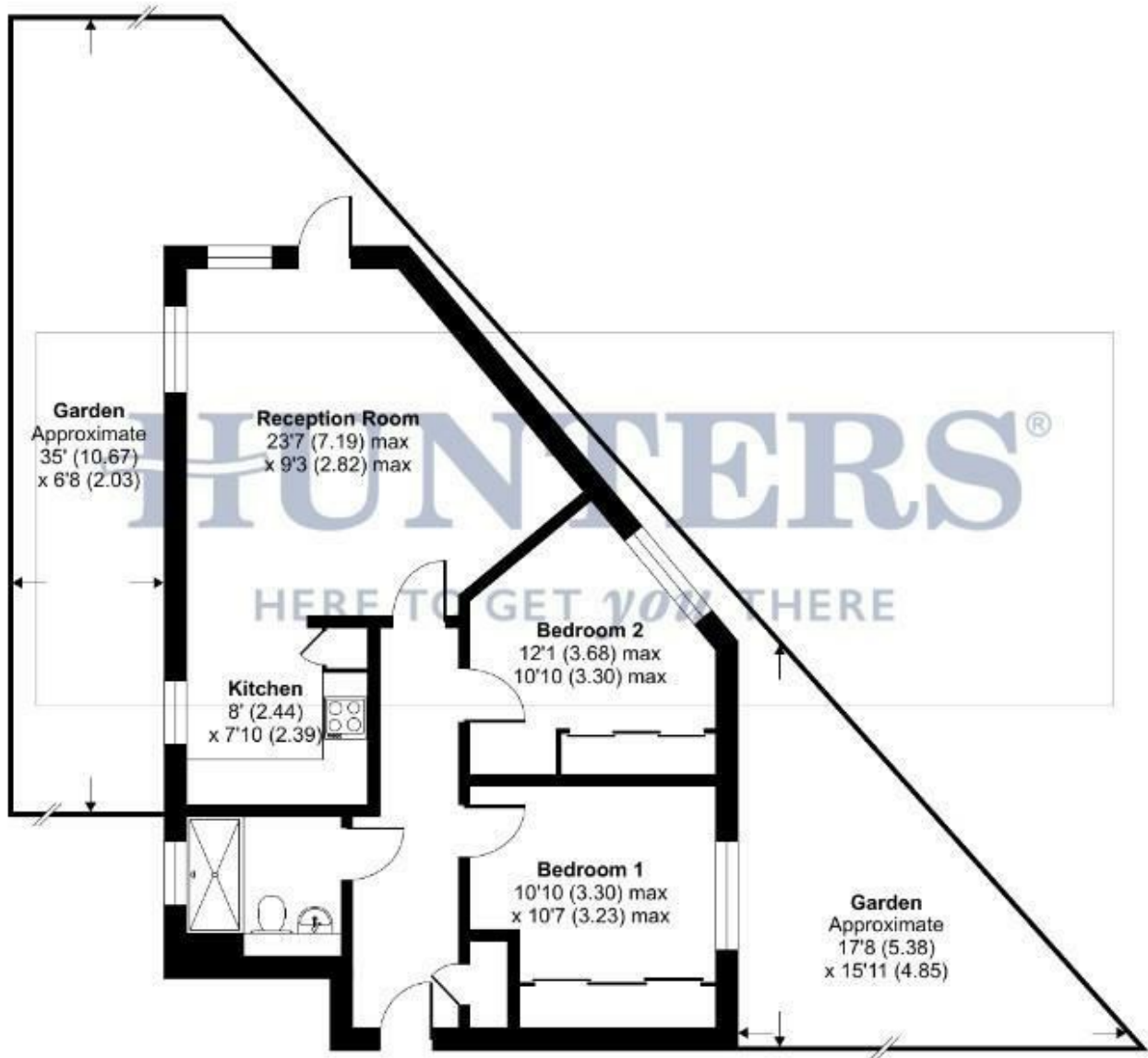
Conveniently located within a short walk to Welling train station, Welling high street, local schools, and with easy access to A2/M25 links, this apartment is perfect for those seeking both comfort and convenience in their daily lives.

With a 112-year lease and a share of the freehold, this property offers not just a home, but a solid investment for the future. Don't miss out on the opportunity to make this apartment your own - contact Hunters estates Welling today to arrange a viewing. Trust us, you won't be disappointed!

# Sampson House, Central Avenue, Welling, DA1

Approximate Area = 640 sq ft / 59.5 sq m

For identification only - Not to scale



GROUND FLOOR



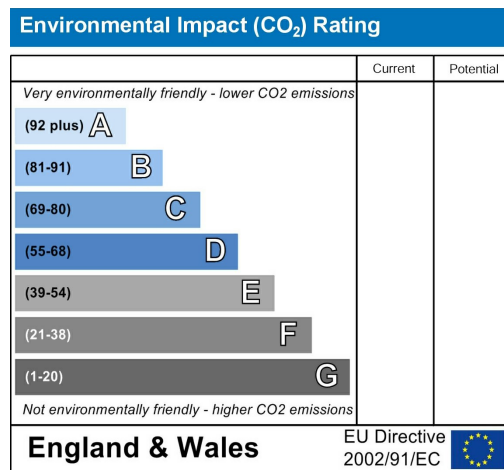
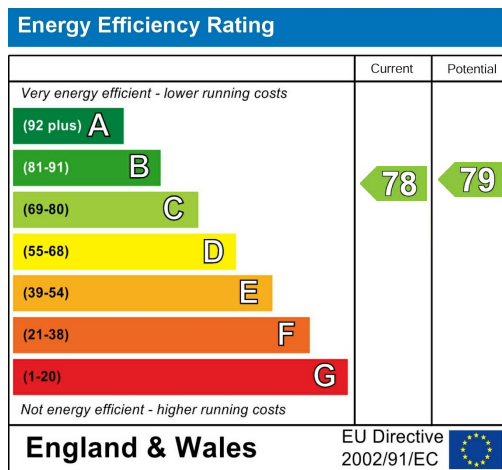
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2024. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1217149







## Energy Efficiency Graph

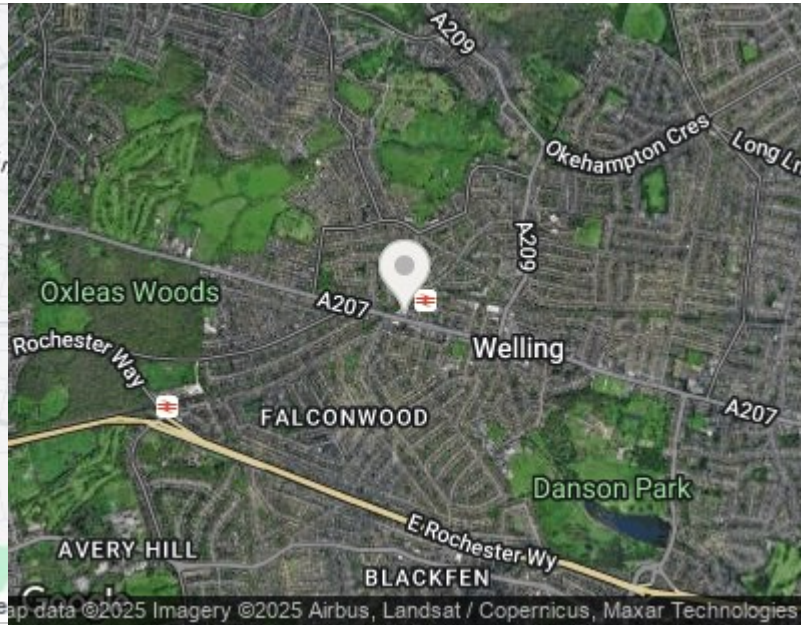
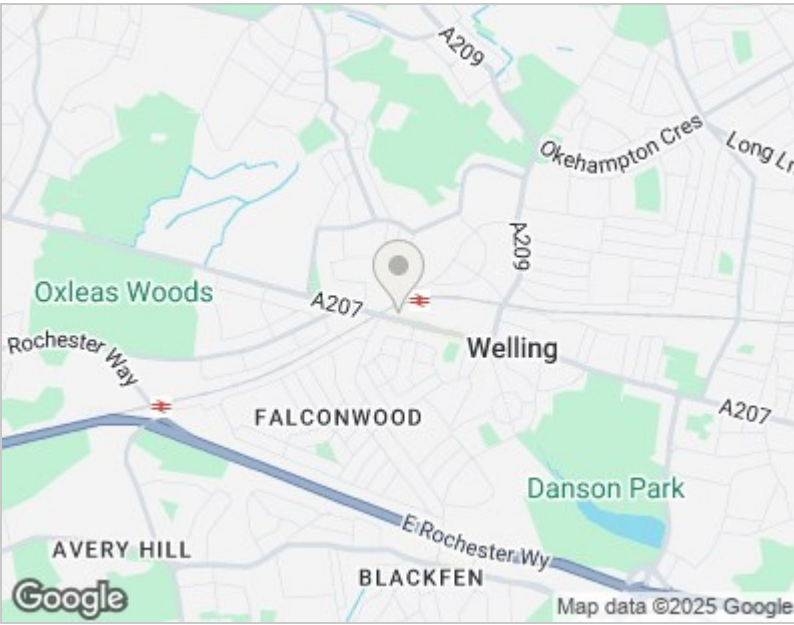


## Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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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