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21a Wrotham Road

Welling, DA16 1LS

Guide Price £325,000

2 2 1 B

- Ground floor apartment
- Two bedrooms
- Allocated parking space
- Feature bay window
- Floor Area: 733 sq ft
- Long 247 year lease remaining
- En suite shower and separate bathroom
- Show home condition throughout
- Call Hunters to view
- EPC Rating: B

Tel: 020 8304 1000

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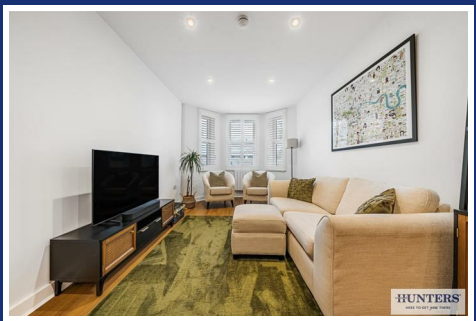
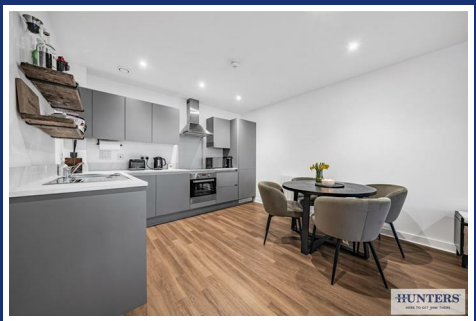




** GROUND FLOOR APARTMENT **
** 247 YEAR LEASE REMAINING **
** GUIDE PRICE: £325,000 - £350,000 **

New to the market is this charming and STUNNING ground floor apartment which is only 3 years old, the property is in show home condition throughout allowing the next lucky owner to simply move in and unpack!

The property is located within a popular location giving you easy access to local schools, shops including the brand new co op and also transport being positioned between both Welling and Bexleyheath Train Stations.

The accommodation on offer comprises of a communal entrance hall which is accessed via the security intercom, once inside you are greeted by a spacious hallway which gives access to all of your living space.

The lounge/diner/kitchen is a beautiful open plan area giving you plenty of space, the lounge area has a gorgeous bay window which I'm sure you will agree certainly adds not only character to the room but also a little extra room compared to others, all the windows are finished off with the highly desirable shutters!

The master bedroom is a good size double room which comes complete with your very own en suite shower room and fitted wardrobes by Sharps, the second bedroom is also a good size room and also has a range of built in Sharps wardrobes, this has been cleverly designed as still gives enough room for a single bed.

Back off the hallway and you will find the modern spacious bathroom, there is a large storage cupboard accessed from here which also has plumbing for the washing machine so can be used as a utility area.

Externally the property comes with an allocated parking space.

This really is an amazing property with a really homely feel, being ground floor this property is perfect for anyone downsizing, as well as first time buyers or even anyone looking for a buy to let with a rent income of approx. £1700pcm.

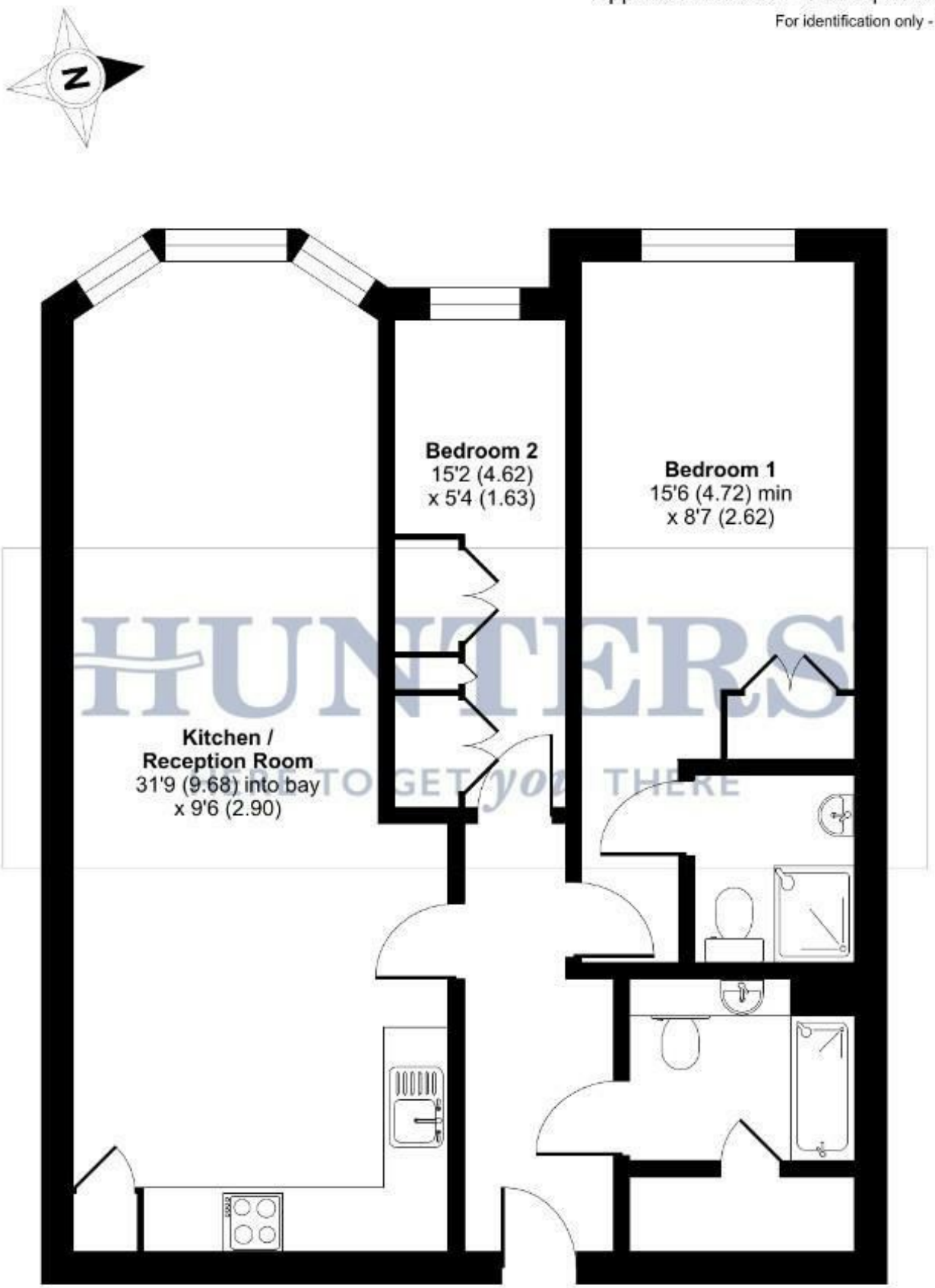
Don't delay call HUNTERS TODAY to arrange your viewing!

Tel: 020 8304 1000

Wrotham Road, Welling, DA16

Approximate Area = 733 sq ft / 68.1 sq m

For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hunters Welling - Cross & Warren Enterprices Ltd. REF: 1094299

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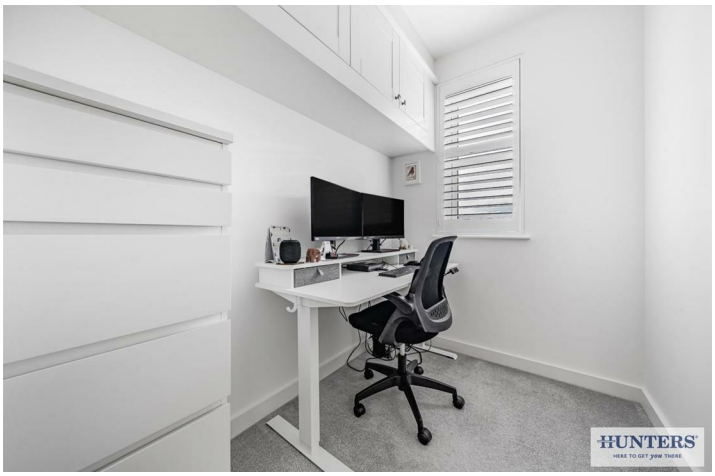
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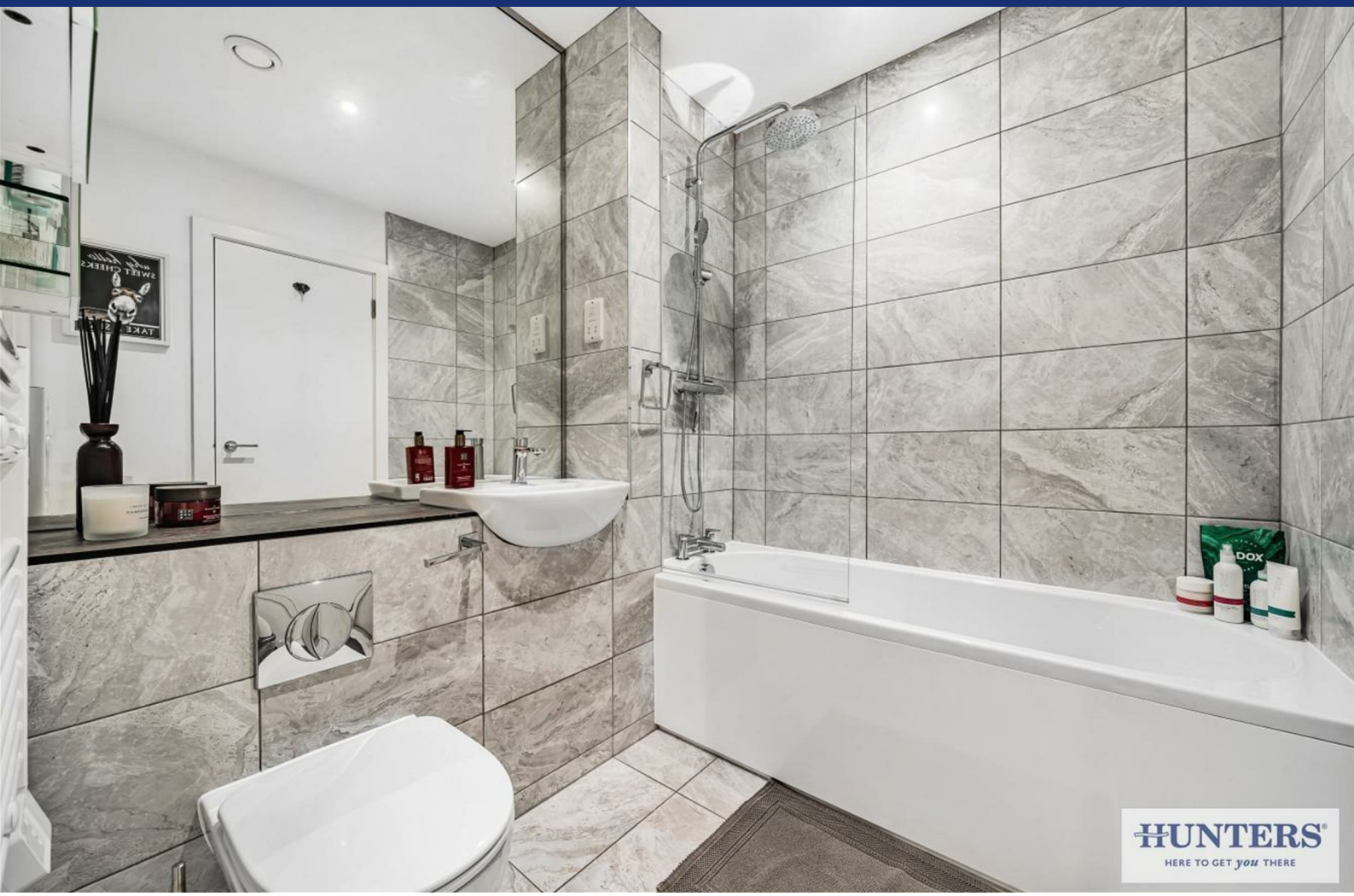
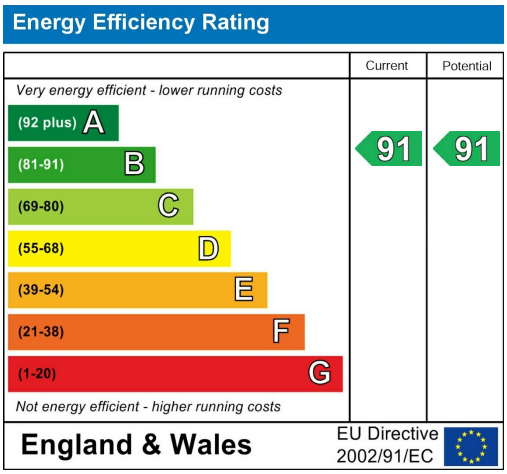
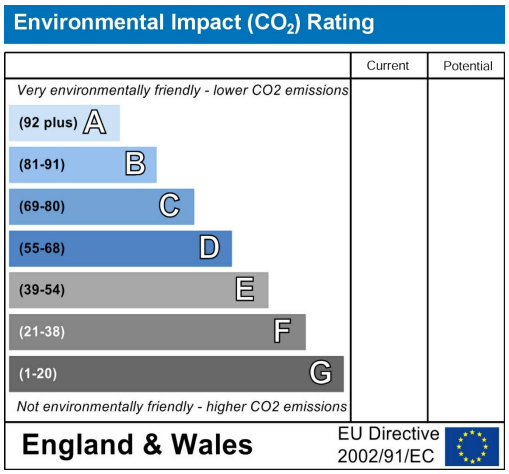


Energy Efficiency Graph

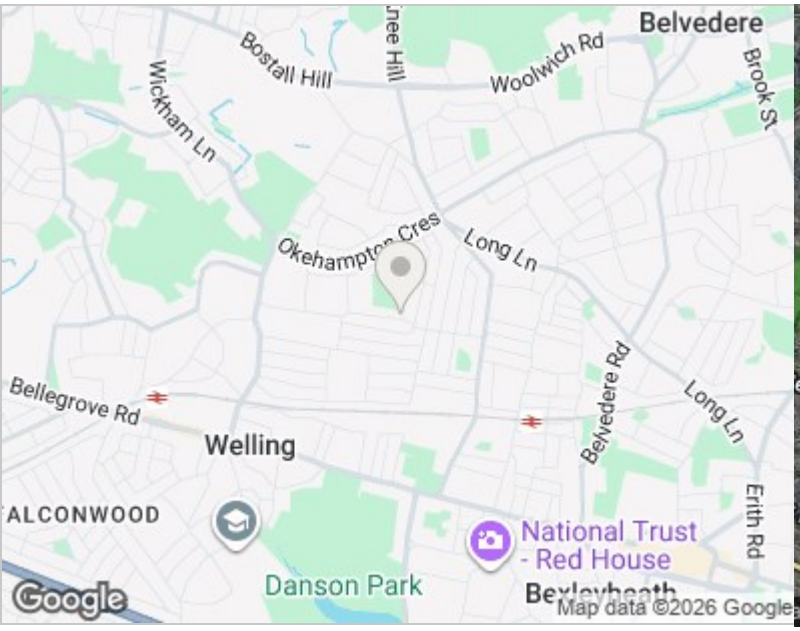




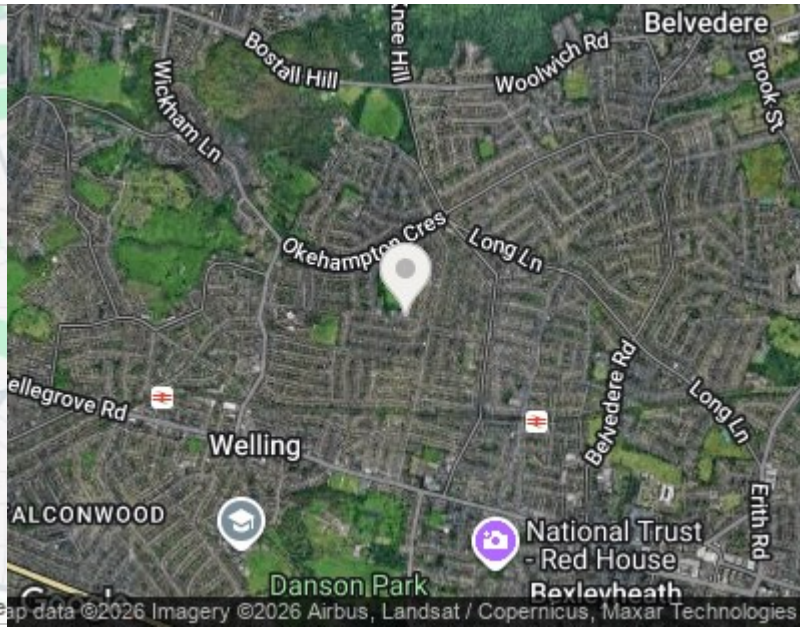
Viewing

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



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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.

39 High Street, Orpington, Kent, BR6 0JE
Tel: 020 8304 1000 Email: welling@hunters.com
www.hunters.com

The Property Ombudsman