



## Church Road, , Welling, DA16 3DD

- 90 year lease
- Well presented throughout
- Allocated parking space
- Good size lounge
- Floor Area: 454 sq ft
- Popular location
- Modern kitchen & bathroom
- One bedroom with wardrobes
- Call Hunters to view
- EPC Rating: C

**Price Range £230,000**



# Church Road, , Welling, DA16 3DD

## DESCRIPTION

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

Nestled on Church Road in Welling, this charming first-floor flat is a delightful opportunity for both first-time buyers and investors alike. Hunters Estate Agents are pleased to present this very well-presented purpose-built apartment, which boasts a convenient location just a short stroll from local shops and Welling Train Station, making it ideal for commuters.

Spanning approximately 430 square feet, the flat features a welcoming entrance hall that includes a spacious storage cupboard, perfect for keeping your living space tidy. The generous lounge area is designed with comfort in mind, offering ample room for relaxation and even space for a dining table, making it perfect for entertaining guests. This area seamlessly flows into a modern kitchen, creating an inviting open-plan living experience.

The accommodation includes a well-sized double bedroom, complete with built-in wardrobes, ensuring that storage is never an issue. The modern bathroom is thoughtfully designed, providing a stylish and functional space for your daily routines.

Outside, residents can enjoy the beautifully maintained communal gardens, providing a pleasant outdoor space to unwind. The property also comes with the added benefit of an allocated parking space, along with visitors' bays for guests.

With an estimated rental income of approximately £1,350 per calendar month, this flat presents an excellent opportunity for those looking to expand their property portfolio. Whether you are seeking your first home or a lucrative investment, this property should undoubtedly be at the top of your viewing list. Don't miss out on the chance to make this lovely flat your own!

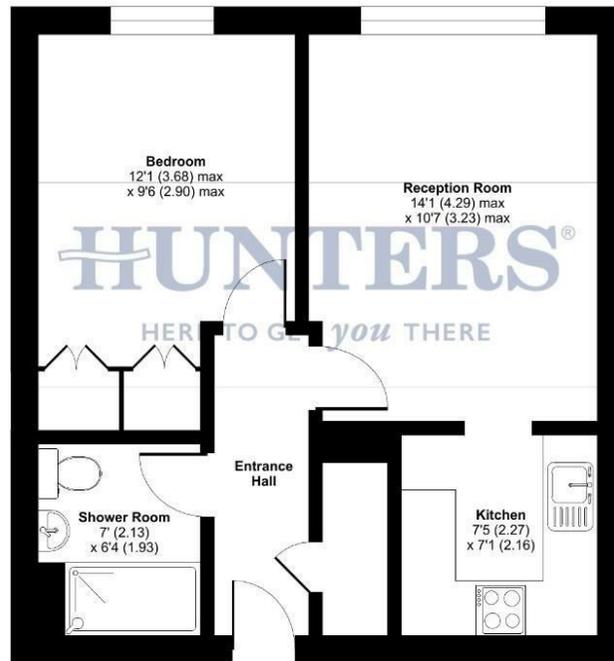




## Church Road, Welling, DA16

Approximate Area = 454 sq ft / 42.2 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1422245

### Viewings

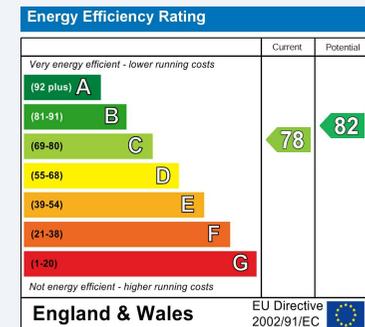
Please contact [welling@hunters.com](mailto:welling@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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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