



Patricia Court, , Upper Wickham Lane, Welling, Kent, DA16 3EP

- Chain free
- Great location
- Balcony
- Great value for money
- Floor Area: 667 sq ft
- Spacious proeprty
- Two double bedrooms
- Good size lounge
- Call Hunters to view
- EPC Rating: D

Offers Over £260,000



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DESCRIPTION

**** CHAIN FREE ****

**** NEW 990 YEAR LEASE ON COMPLETION ****

**** PRICE RANGE £260,000 - £285,000 ****

Welcome to this charming purpose-built flat located in the desirable area of Patricia Court, Upper Wickham Lane, Welling, Kent. This delightful property spans an impressive 667 square feet and is being marketed by Hunters Welling, offering a chain-free purchase for your convenience.

As you enter, you will be greeted by a spacious lounge that boasts ample natural light and opens onto a lovely balcony, perfect for enjoying your morning coffee or unwinding after a long day. The flat features two generously sized double bedrooms, providing plenty of space for relaxation or study. The well-appointed kitchen and bathroom complete this inviting home, making it ideal for both first-time buyers and those looking to expand their property portfolio with a buy-to-let investment.

Situated in a great location, this flat is surrounded by local schools, shops, and excellent transport links, ensuring that all your daily needs are within easy reach. With a new lease of 990 years upon completion, this property offers not only a comfortable living space but also long-term security.

This flat is a fantastic opportunity for anyone seeking a spacious and well-located home in Welling. Don't miss your chance to make this property your own.

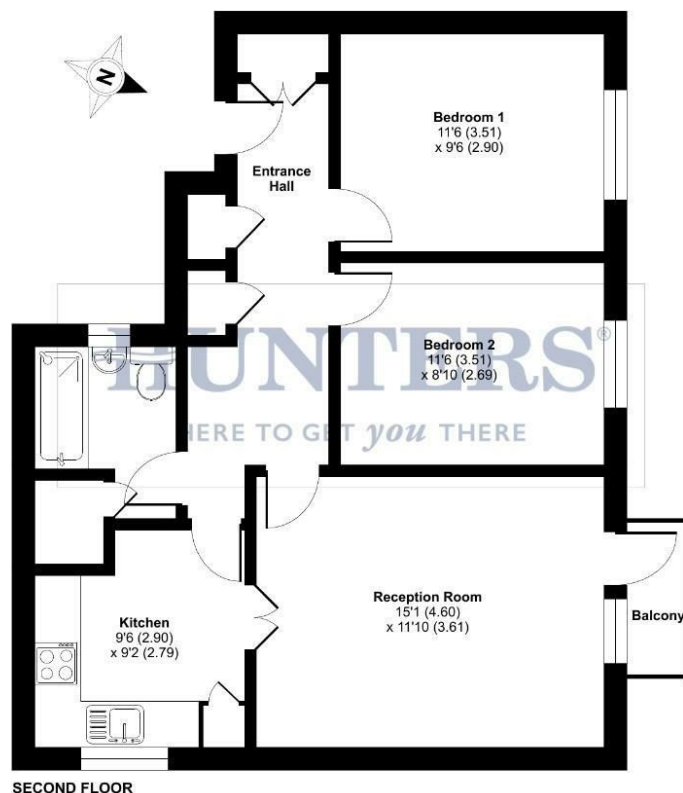




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Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1231484

Viewings

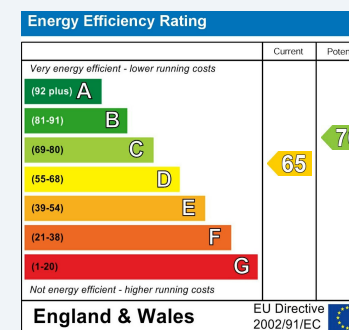
Please contact welling@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.