



Off Queens Road, Welling
£300,000 Leasehold



HUGE OUTDOOR ROOF TERRACE Parris Residential are proud to present this lovely first floor apartment offering two double bedrooms, one with an en-suite shower room. The flat features a gloss style fitted kitchen with granite worktops and splashbacks plus integrated appliances. The living room provides a welcoming space for relaxation and entertaining guests. One of the standout features of this flat is the huge outside terrace, perfect for enjoying the fresh air, hosting summer barbecues, or simply unwinding with a good book. Benefits include UPVC Double glazed windows & a gas central heating system. Additionally, the flat includes parking for one vehicle, a valuable asset in this bustling area. With its prime location, residents will benefit from easy access to local amenities, shops, and transport links, which include Welling train station and the Elizabeth Line at Abbey Wood. In summary, this flat on Queens Road is a wonderful opportunity for those seeking a comfortable and stylish home in Welling. With its appealing features and convenient location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this delightful property your own.

EPC BAND C | COUNCIL TAX BAND C | NEW 125 YEAR LEASE ON COMPLETION | SERVICE CHARGE £950.00 P.A





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

communal entrance hall

hallway

living room 16'2 x 9'9 (4.93m x 2.97m)

kitchen 11'1 x 8'3 (3.38m x 2.51m)

bedroom one 12'1 x 10'8 (3.68m x 3.25m)

en-suite shower room 6'4 x 6'4 (1.93m x 1.93m)

bedroom two 13'7 x 10'0 (4.14m x 3.05m)

bathroom 8'6 x 6'3 (2.59m x 1.91m)

roof terrace 24'9 x 22'8 (7.54m x 6.91m)

allocated parking space

