



**Queens Road, Welling**  
**Offers In Excess Of £270,000 Leasehold**



CHAIN FREE Parris Residential are delighted to offer this spacious two-bedroom 2nd-floor apartment with allocated parking space located within easy reach of Welling train station and High Street. The property is very well presented and benefits from having a modern fitted kitchen with a built-in oven & hob plus an integrated fridge freezer & dishwasher. You will also find a washing machine included. There is also double glazing and a gas central heating system and a new 125-year lease will be granted at the point of sale. Your inspection is highly recommended. EPC BAND B. SERVICE CHARGE £950.00 P.A - GROUND RENT £0.00 125 YEAR LEASE FROM COMPLETION. COUNCIL TAX BAND C



SECOND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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

entrance hall

Kitchen Lounge 20'5 x 10'3 plus walk in bay (6.22m x 3.12m plus walk in bay)

bedroom one 14'7 x 11'8 plus wardrobe depth (4.45m x 3.56m plus wardrobe depth)

bedroom two 15'3 max x 13'6 max (4.65m max x 4.11m max)

bathroom 8'9 x 8'4 (2.67m x 2.54m)

allocated parking space

