



Upper Wickham Lane, Welling  
£225,000 Leasehold

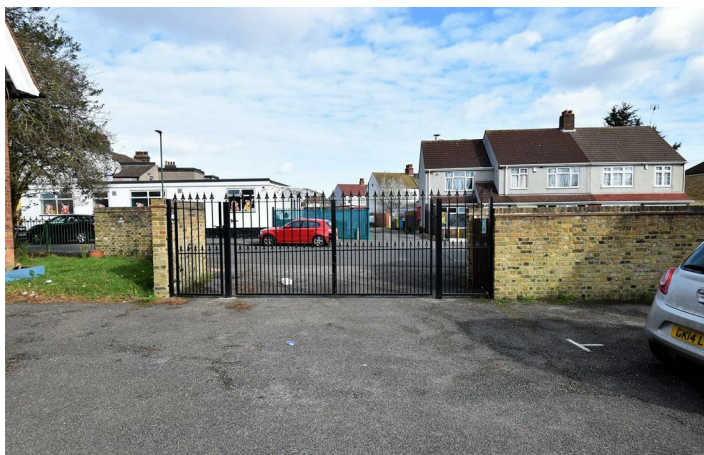


### Spacious Studio Flat – Gated Parking – Close to Welling Station

Parris Residential is pleased to offer this spacious first-floor studio flat, situated in a converted schoolhouse. The property includes an allocated parking space within a secure gated car park and is conveniently located near Welling train station and the High Street. Property Features: Spacious main living area with high vaulted ceilings, long window seat offering additional seating, and natural light, kitchen with freestanding cooker & hob, washing machine, and fridge with separate freezer, large communal entrance and open-plan stairway – easy access for moving furniture, ideal for a professional single person or couple, allocated parking in gated car park

This property is well located for commuters and provides a comfortable, practical living space. Early viewing is recommended.

EPC Band E | Council Tax Band C | Leasehold; 98 years remaining | Service charge £1780.00 P.A. | Ground rent £120.00





| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 hallway

entrance hall

living/ bedroom area 19'9 x 18'7 max (6.02m x 5.66m max)

kitchen 7'1 x 6'4 (2.16m x 1.93m)

bathroom 7'2 x 6'3 (2.18m x 1.91m)

secure allocated parking space



6 Pickford Lane, Bexleyheath, Kent, DA7 4QW  
Tel: 020 8303 4224  
Email: [enquiries@parrisresidential.co.uk](mailto:enquiries@parrisresidential.co.uk)  
Website: [www.parrisresidential.co.uk](http://www.parrisresidential.co.uk)

