

Hook Lane | South Welling, Kent, DA16 2DR

2 1 1

Guide Price: £285,000 - £300,000

Leasehold

ROBINSON-JACKSON

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Hook Lane, South Welling

A Charming, spacious, two bed ground floor maisonette in popular South Welling, with private garden and being offered to the market with no forward chain.

Property Features

- Council Tax: C
- EPC Rating: C
- Ground floor maisonette
- 2 Bedrooms
- Garden
- Close to town center
- Popular South welling location
- No chain.









Interior

Entrance Hall: Double glazed door to side and wood style laminate flooring.

Lounge/Diner: 6.6m x 3.18m (21'8" x 10'5") Double glazed window to front, wood style laminate flooring and double glazed doors to rear.

Kitchen: 2.4m x 2.26m (7'10" x 7'5") Fitted with a range of wall and base units and contrasting work surfaces. Integrated oven and hob. Double glazed window and door to rear. Wood style laminate flooring.

Bedroom 1: 3.76m x 3.18m (12'4" x 10'5") Double glazed bay window to front and carpet as fitted.

Bedroom 2: 3.2m x 3.18m (10'6" x 10'5") Double glazed window to rear and carpet as fitted.

Bathroom: Fitted with a three piece suite comprising of vanity wash hand basin, built in low level wc and separate walk in shower cubicle. Chrome style heated towel rail, tiled walls, vinyl flooring and double glazed window to rear.

Exterior

Garden: Mainly laid to lawn with mature edge shrub borders. Shed. Gate to side.

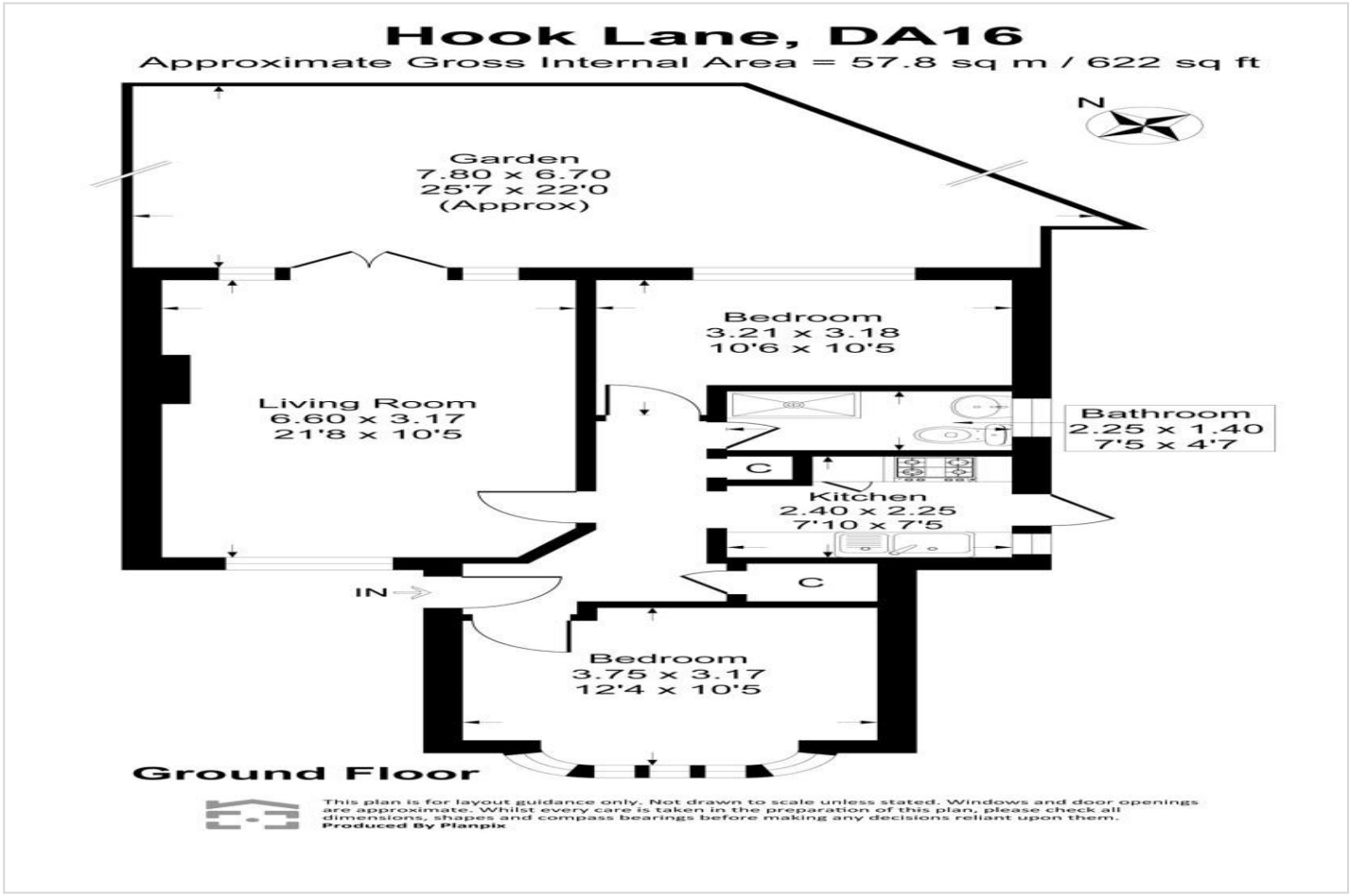
Leasehold Information

Time remaining on lease: Approx. 129 years and 10 months

Ground Rent: Approximately £223.32 per annum

Service Charge: £0

Ground Rent Review Date: December 2025



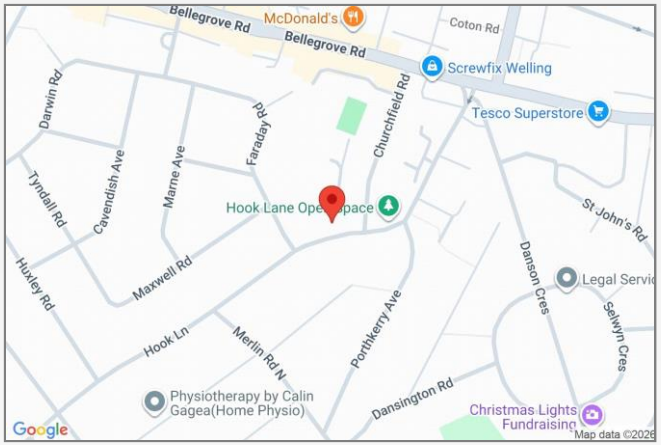






Property Location

Hook Lane, South Welling, Kent, DA16 2DR





*All distances from branch postcode. Train time from nearest station.

Additional Information

Welling has been a favoured town for many years, with access to Bexley borough's four grammar schools as well as the 78-hectare Danson Park, with its historic house, boating lake, sports pitches, splash park and pub.

The town's heart is in the High Street, where you'll find shops, pubs, restaurants and the mainline train station, with its direct trains to London. Don't miss Crook Log Leisure Centre – Welling's sports and pool complex.



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