







# Woodville Grove
# Welling
# DA16 3QA

Leasehold

1 1 1

Council Tax: C
EPC Rating: B

Situated on the popular Woodville Grove in Welling is this one bedroom retirement flat for the over 60s, offered to the market with the added benefit of no onward chain.

- Chain Free
- One bedroom retirement flat (Over 60s)
- Fitted kitchen
- Residents parking
- Well-maintained communal gardens

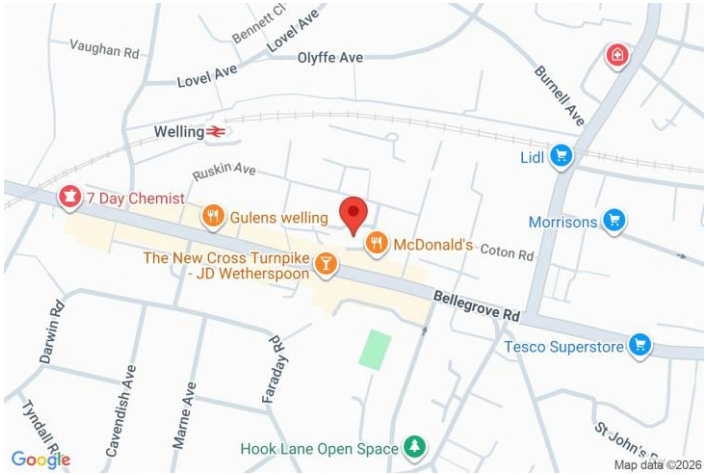
**Guide Price £100,000 - £120,000**

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## First Floor




This plan is for general layout guidance and may not be to scale
Plan produced using PlanUp.







## Interior

**Communal Entrance:** Entryphone system, stairs and lift to all floors.

**Entrance Hall:** Entryphone system, built in cupboard and carpet as fitted.

**Lounge:** 4.75m x 3.07m (15'7" x 10'1") Double glazed window to front and carpet as fitted.

**Kitchen:** 2.24m x 1.88m (7'4" x 6'2") Fitted with a range of wall and base units with contrasting work surfaces. Localised tiled walls and vinyl flooring.

**Bedroom 1:** 3.68m x 2.77m (12'1" x 9'1") Double glazed window, built in wardrobe and carpet as fitted.

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

## Exterior

**Communal Gardens**

**Parking:** Residents car park.

## Leasehold Information

**Time remaining on lease:** Approximately 60 years

**Ground Rent:** Not Available

**Service Charge**: Approximately £287.27 Per Annum

**Ground Rent Review Date:** Tbc

## Additional Information

Please note that the sale of this property is subject to a Grant of Probate being obtained.

Please note these charges may be subject to reviews and should be verified by your solicitor.

Any sale will be subject to the purchaser meeting the Estate Manager.

Please note as this is a retirement development there is an age restriction where residents need to be 60 years or older.

Event Fee/Sinking Fund: We have been advised that when selling a property in Woodville Grove the vendor is obliged to pay a percentage of the original purchase price to Anchor Trust depending on the length of ownership.

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