



Welling Way, Welling, DA16 2RL

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Price: Guide Price £325,000

Summary

Currently utilised as a two bedroom with additional living space although could easily be restored to a three bedroom, this ground floor maisonette will make for a fantastic investment, first time purchase or potential downsize. With a lease remaining in excess of 900 years, peppercorn ground rent and no service charges to pay with the additional benefit of being chain free, this is an absolute must see. Internally, the property benefits from two double bedrooms, kitchen & bathroom, with a larger than average living / dining area which could be reverted back to a third bedroom or home office if required. Furthermore there is an approximate 65ft private rear garden mainly laid to lawn, garage to rear and further storage via the side access. In terms of location, Welling mainline station is less than half a mile away, with plenty of bus stops available locally and great accessibility to the A2 – not to mention Welling High Street and the shops on offer! There are also several school options locally for those considering the area.

Features

- Chain Free
- Peppercorn Ground Rent
- No Service Charge
- Two to Three Bedroom
- Ground Floor Maisonette
- Prime Location







2011/2022: 09/06 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

13 Welling Way DA16 2RL DA16 2RL	Energy rating D	Valid until 27 November 2032
Certificate number 9294-1202-8302-7231-0304		

Property type
Ground-floor flat

Total floor area
62 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/landlords-owning-central-heating-systems-in-energy-efficient-buildings-and-how-to-let-them\)](#)

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

https://find-energy-certificates.service.gov.uk/energy-certificates/2024-1202-8302-7231-0304

All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furniture. Please note that appliances & services have not been tested. These particulars are issued on the express understanding that all negotiations are conducted through Anthony James Residential. They do not form part of a contract and are for general guidance only. We would strongly recommend that the information which we provide about the property is verified by yourselves on inspection and also by your solicitor before legal commitment to purchase. Photos and images are subject to copyright law.

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Welling Branch
2 Bellegrave Road, Welling, Kent, DA16 3PR
0208 304 0666

Dartford Branch
16 Market Street, Dartford, Kent, DA1 1ET
01322 289 500

sales@ajrproperty.com
www.ajrproperty.com