



Chalkstone Close, , DA16 3DJ  
Guide price £240,000

The   
Property Cloud



UNEXPECTEDLY BACK ON THE MARKET\*\* GUIDE PRICE £240,000 - £250,000. Offered in EXCELLENT INTERNAL CONDITION throughout, is this top floor (3rd) TWO BEDROOM apartment located ONLY 0.6 MILES TO WELLING STATION. Additional benefits include: Storage & Loft Space. MODERN Kitchen & Bathroom. 152 YEAR LEASE. NO GROUND RENT. Allocated Parking Space. Convenient for Welling High Street, Bus Services & Local Schooling. The property in our opinion would make a perfect acquisition for a First time buyer or Buy to let landlord and MUST BE VIEWED at your earliest opportunity to avoid disappointment.

#### **Entrance Hall**

Carpeted. Double glazed window to front. Wall mounted electric storage heater. Entry phone system. Storage cupboard.

#### **Lounge/Diner**

12'11" x 15'8" widest points (3.94 x 4.78 widest points) Carpeted. Double glazed bay window to rear. Wall mounted electric storage heater. TV aerial point. Coved ceiling. Doorway to Kitchen.

#### **Kitchen**

12'11" x 5'7" (3.94 x 1.72) Laminate flooring. Double glazed window to front. Matching range of wall and base units with work top over and tiled splash backs. Integrated electric oven. Electric hob with extractor over. One and a half bowl stainless steel sink unit with mixer tap and drainer. Spaces for washing machine & fridge freezer. Recessed spotlights.

#### **Master Bedroom**

10'7" x 10'4" (3.23 x 3.17) Carpeted. Double glazed window to rear. Wall mounted electric heater. Coved ceiling.

#### **Bedroom Two**

10'7" x 5'7" (3.23 x 1.71) Carpeted. Double glazed window to rear. Wall mounted electric heater. Coved ceiling.

#### **Bathroom**

6'7" x 5'6" (2.01 x 1.70) Laminate flooring. Frosted double glazed window to front. Electric heated towel rail. Panelled bath with electric power shower over. Pedestal wash hand basin with mixer tap. Low level WC. Airing cupboard. Fully tiled walls.

#### **Lease Information**

Lease term remaining: 152 years.

Service charge: £927.00 Per annum.

Ground rent: £0.00

### **Additional Information**

TENURE

Leasehold.

### **COUNCIL TAX**

Bexley Council - Band C = £1,354.84p for period 2017/18.

### **COMMUTING**

Welling Station - 0.6 Miles via Lovel Avenue.

Abbey Wood Station - 2.1 Miles - accessible via bus route B11 from Okehampton Crescent.

### **LOCAL AREA**

Welling High Street - 0.8 Miles via Burnell Avenue - providing an array of shops, businesses & restaurants to include a Tesco & Morrisons.

### **Landlords**

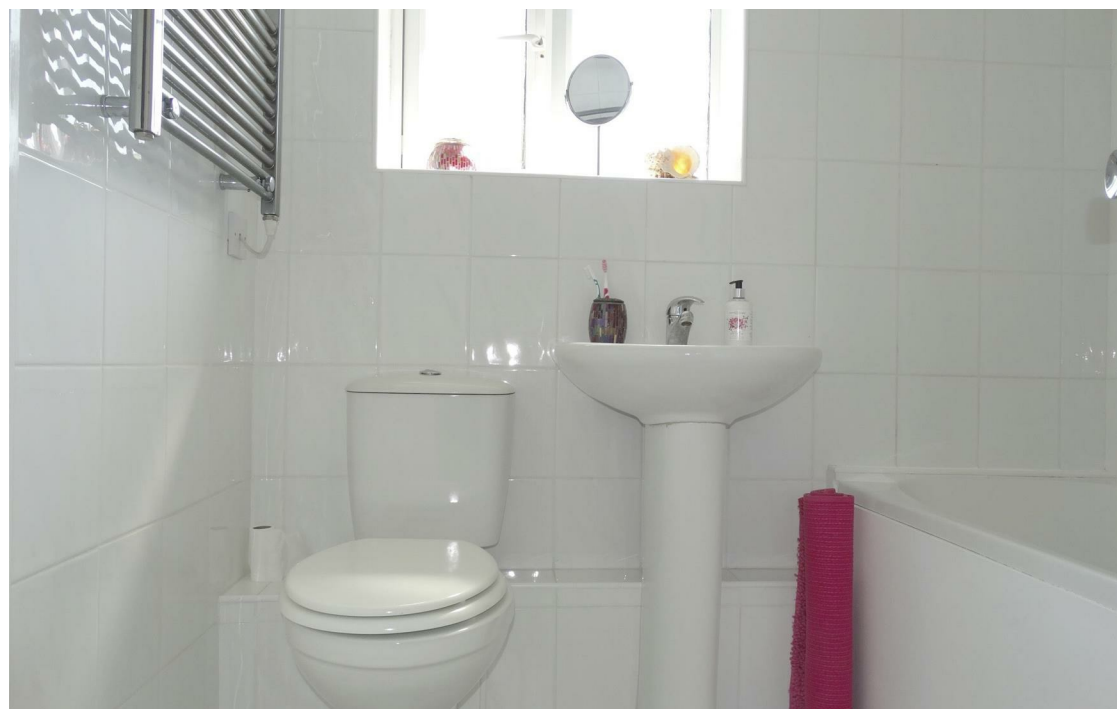
It is of our opinion that this property could achieve a rent somewhere in the region of £1,050pcm. This would provide an approximate gross yield of 5%.

The above information is

provided as guidance only and it is advised to conduct your own market research based on your own finances and affordability prior to commitment to purchase.

### **Disclaimer**

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



Chalkstone Close, Welling, Kent, DA16 3DJ.



Total Approx Floor Area: 54.4 m<sup>2</sup> ... 585 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs (1-2) <b>A</b> (3-4) <b>B</b> (5-6) <b>C</b> (7-8) <b>D</b> (9-10) <b>E</b> (11-12) <b>F</b> (13-15) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions (01-01) <b>A</b> (02-02) <b>B</b> (03-03) <b>C</b> (04-04) <b>D</b> (05-05) <b>E</b> (06-06) <b>F</b> (07-07) <b>G</b>	
Not energy efficient - higher running costs England & Wales		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	