

«EpcGraph»

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Peregrine Court, 1 Edison Road, Welling, DA16 3JN

One Bedroom | Purpose Built Flat | Living Room | Kitchen
Bathroom | Close to Local Amenities | Popular Development | Allocated Parking

Guide Price: £195,000

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



**Peregrine Court, 1 Edison Road, Welling,
DA16 3JN**

Hunters are pleased to offer this one bedroom first floor flat located on a popular modern development close to Welling mainline train station. Accommodation offers lounge, kitchen, modern bathroom, double bedroom with built in wardrobes, double glazing and allocated parking.

Call us now to arrange your viewing
- 020 8301 5511

ENTRANCE HALL

Hardwood door to front, laminate flooring.

LIVING ROOM

4.57m (15' 0")" x 3.23m (10' 7")

Double glazed window to the rear, coved ceiling, electric fire, laminate floor.

KITCHEN

2.29m (7' 6")x 1.93m (6' 4")

Electric oven & hob, Dimplex heater, part tiled walls, stainless steel sink unit with mixer taps, space for fridge, laminate floor.

BEDROOM ONE

3.81m (12' 6") x 2.90m (9' 6")

Double glazed window to rear, fitted wardrobe, laminate floor, electric heater.

BATHROOM

Dimplex heater, low level W.C, wash basin with pedestal, panelled bath with mixer taps, part tiled walls, tiled floor.

OPENING HOURS

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:30

Sunday: 10:00 - 16:00



HUNTERS®