



Merton Court, DA16

£225,000 Leasehold

- Allocated Parking Space
- Close To Amenities
- Communal Garden
- Excellent Location
- First Floor
- Good Transport Links
- One Bedroom
- Purpose Built Development



This delightful one bedroom apartment is offered in a quiet residential location, in Merton Court, Welling.

The property has been well looked after throughout and comprises of a welcoming reception room, a separate kitchen, one double bedroom and a bathroom. The property also benefits from being on the first floor and having access to handy loft storage space. There is also an allocated parking space.

Situated just a short walk from Welling High Street, the property has a number of handy amenities nearby. The vibrant Bexleyheath shopping centre has a number of popular high street names, supermarkets, bars and restaurants and leisure activities such as a cinema, bowling alley and gyms. The connections are equally impressive. Welling Station is just round the corner and provides fast and regular services to London stations such as London Bridge, London Waterloo, Charing Cross and Cannon Street.

Contact Kallars on 020 8692 9533 or email sales@kallars.com to book a viewing.



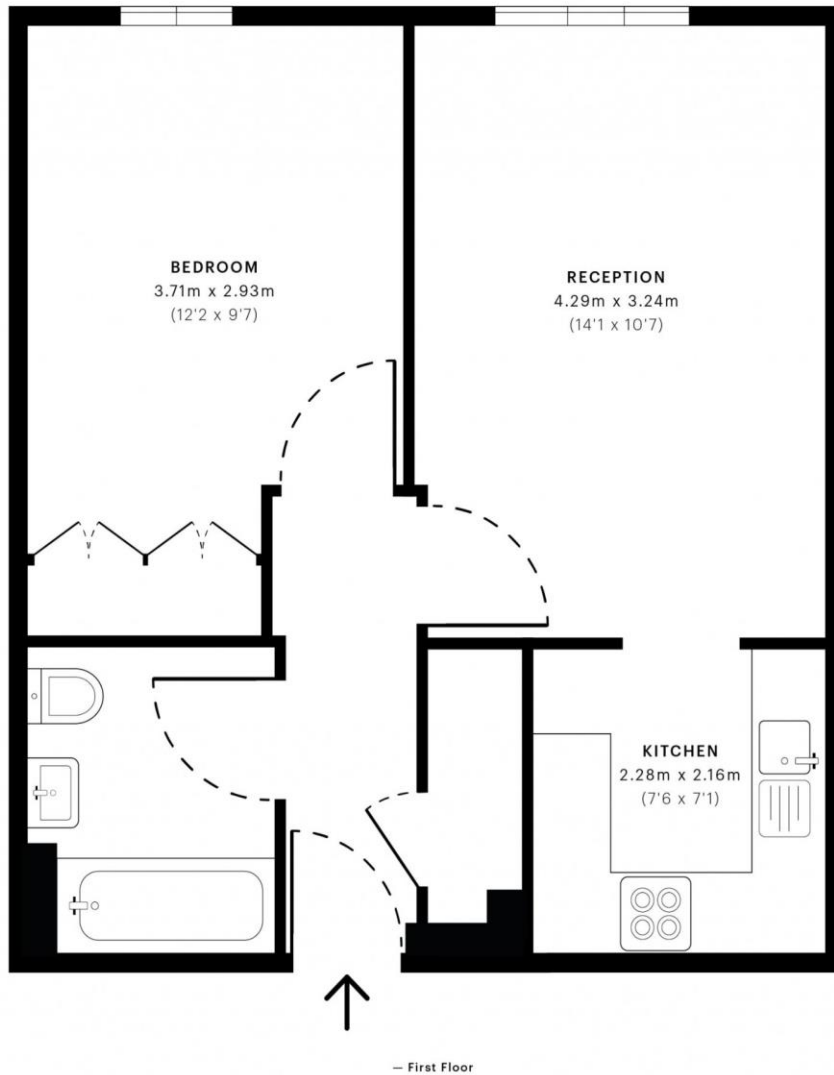
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— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
40.50 sqm / 435.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
38.37 sqm / 413.01 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 40.92 sqm / 440.46 sqft
IPMS 3C RESIDENTIAL 39.03 sqm / 420.12 sqft

SPEC ID 5f462e94173e730d9876737e

