



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



**BURNS HOUSE, AXMINSTER**  
WELLING

£1,195



TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 SQ.M.)

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 mis-statement. 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 or efficiency can be given  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents



Situated in a popular residential area overlooking the impressive "Stevens Park" and within access to well-regarded primary schools is this ground floor apartment.

Once through the door you will notice this home has double glazing and benefits from being warmed by gas central heating while the accommodation is spacious as well as being nicely decorated. There is a large entrance hall with a built-in cupboard which is ideal for storage, a 13ft lounge area that has dual aspect windows. Both bedrooms have built-in wardrobes while the bathroom is clean and tidy. The kitchen is modern in design and has space for a cooker, fridge-freezer, washing machine and dishwasher.

Externally there are communal grounds and although this property comes with no parking space there is parking on this development for residents.

The location of this home is stunning. So make that call now!

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## BURNS HOUSE, WELLING

- Style: Ground Floor Apartment
- Bedrooms: 2
- Receptions: 1
- Bathrooms: 1
- Floor Area: 611 Sq Ft
- Outside: Communal Gardens
- Available End of August
- EPC: D 66

