



Edwards Road | Belvedere, DA17 5AL



Asking Price £275,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you

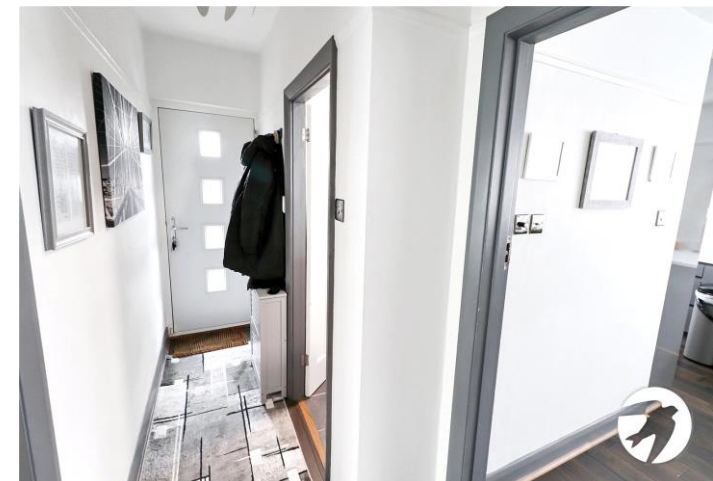
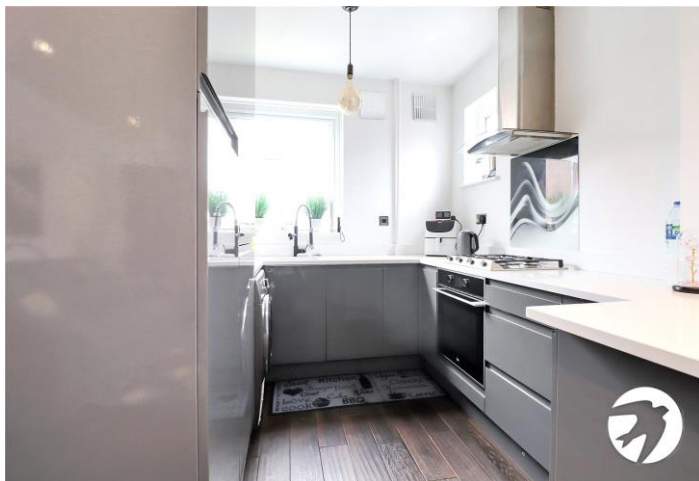


## Edwards Road, Belvedere

New to the market is this two bedroom, ground floor maisonette which has been beautifully decorated throughout with the added benefit of a new lease on completion.

### Property Features

- Two Bedrooms
- New lease on completion
- Ground floor
- Off-street gated parking
- Tastefully decorated
- No service charge





## Interior

**Entrance Hall** Composite door to side with glazed panels. Solid wood flooring.

**Lounge** 4.72m x 4.1m (15'6" x 13'5") Double glazed bay window to front with fitted shutters. Solid wood flooring. Column radiator. Electric fire with decorative surround. Open to kitchen.

**Kitchen** 2.36m x 2.36m (7'9" x 7'9") Double glazed window to side and frosted window to front. A range of handleless less gloss wall and base units with Quartz work surfaces and upstands with an inset stainless steel sink and mixer tap. Integrated oven with four ring gas hob and extractor fan. Integrated fridge freezer and dishwasher. Space for washing machine. Breakfast bar with space for two bar stools. Solid wood flooring.

**Bedroom One** 4.2m x 3m (13'9" x 9'10") Double glazed window to rear. Solid wood flooring. Built in wardrobe. Column radiator.

**Bedroom Two** 2.16m x 2.82m (7'1" x 9'3") Double glazed window to rear. Solid wood flooring. Column radiator.

**Bathroom** Double glazed frosted window to side. Panelled bath with folding glass screen with mixer tap and shower attachment. Tiled flooring and part tiles walls. Inset wall mirror. Extractor fan. Storage cupboard. Wash hand basin with mixer tap.

## Exterior

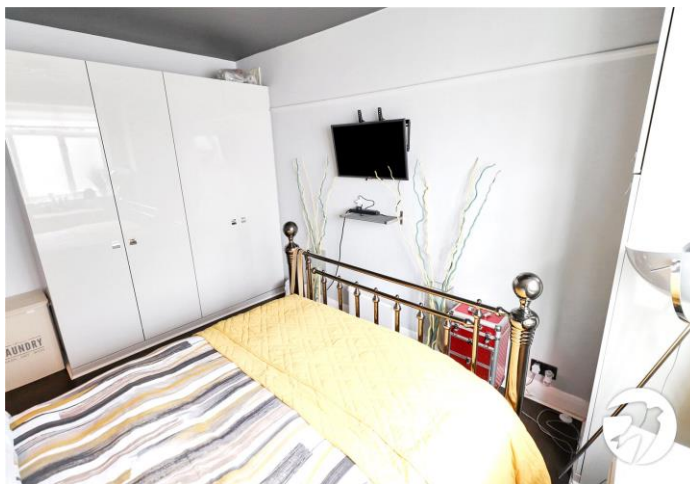
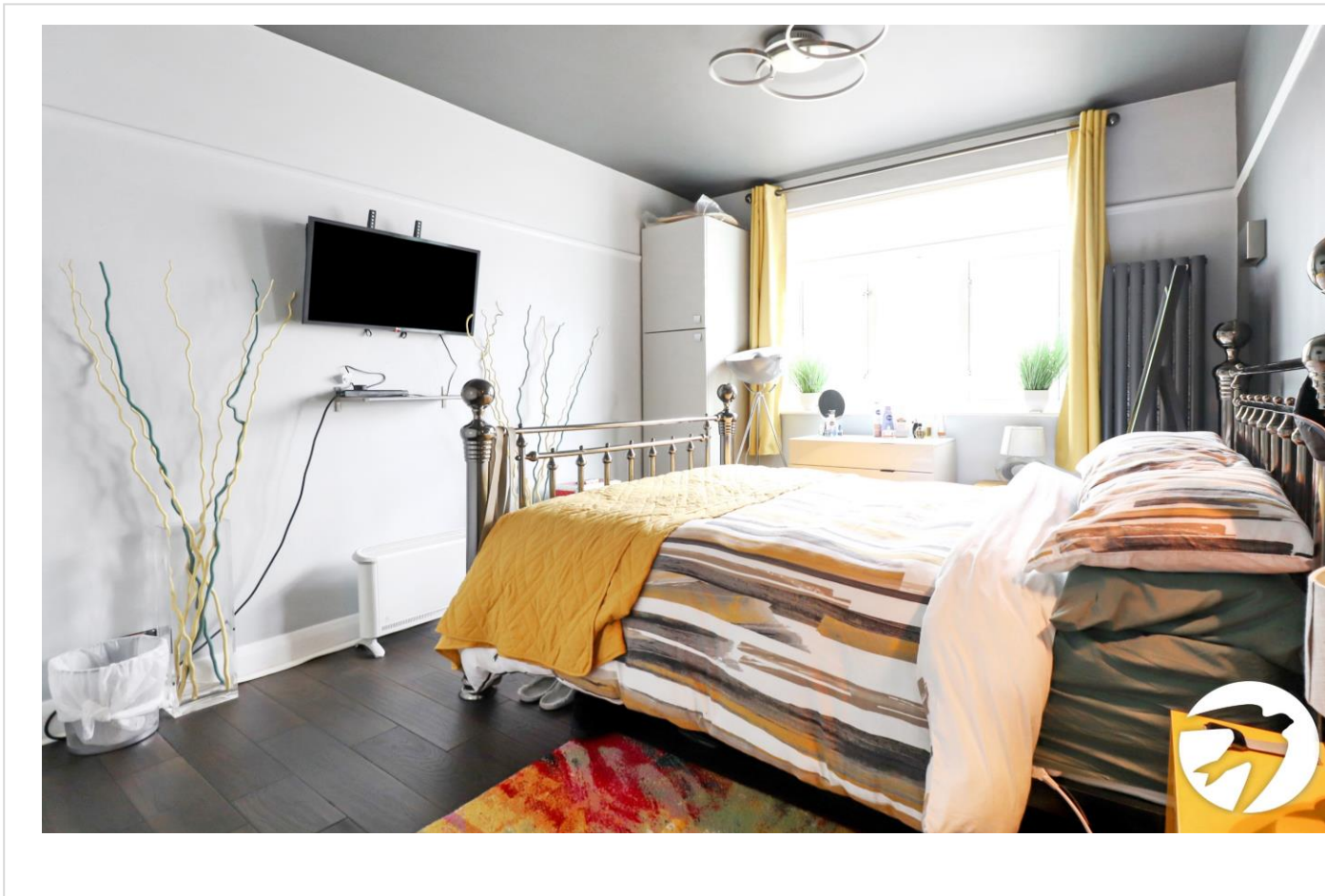
**Garden** Largely block paved with parking for two/three vehicles. Patio area. Secure double gates for entrance for cars and private gate to the front door.

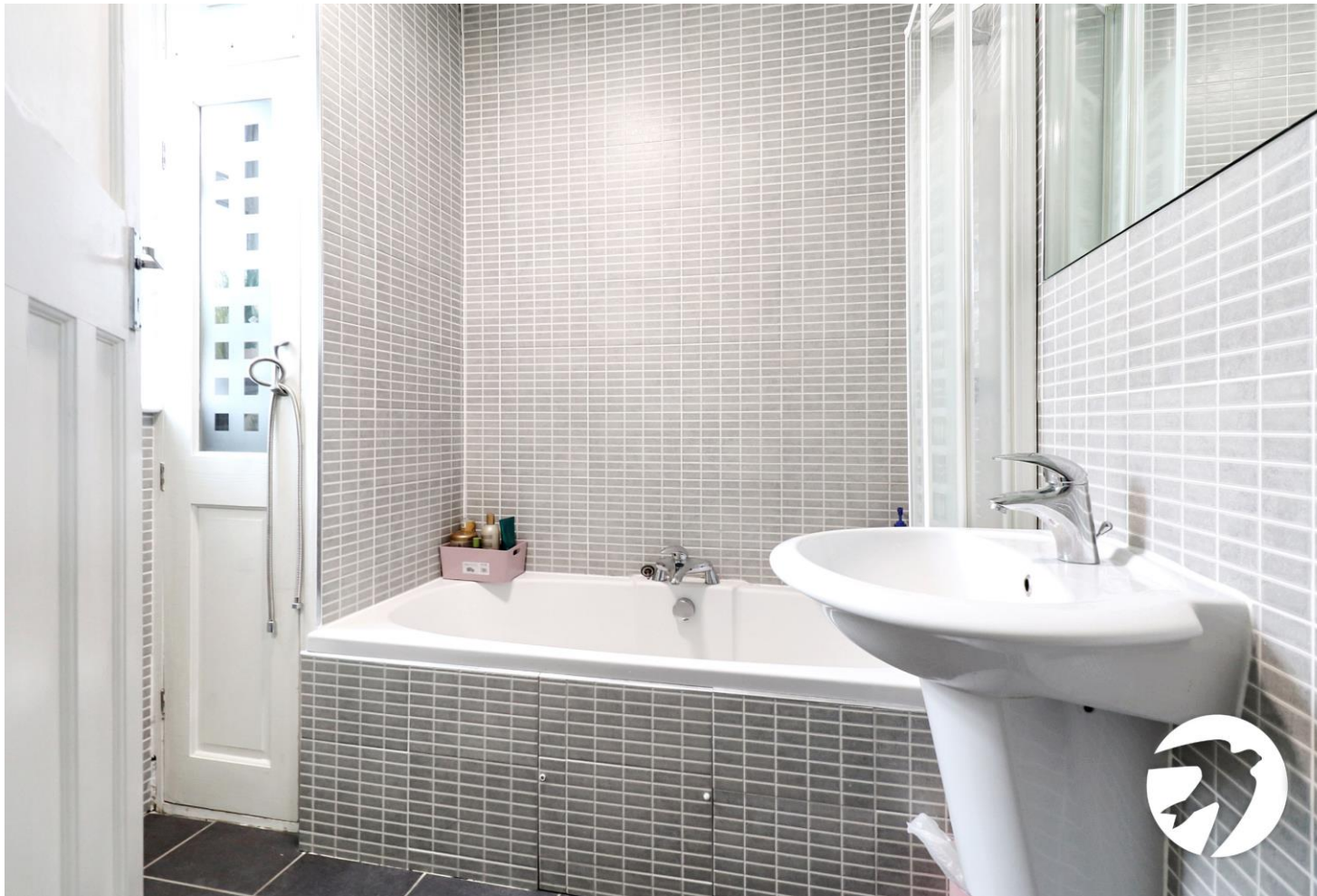
## Leasehold Information

Time remaining on lease: New lease on completion

Ground Rent: £30 Per Annum

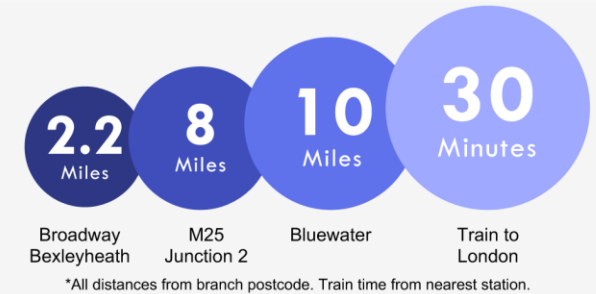
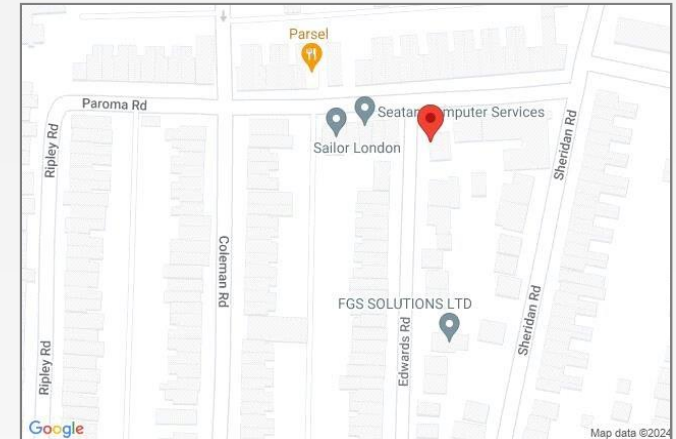
Service Charge: Not Available No service charge





## Property Location

Edwards Road, Belvedere, DA17 5AL



## Additional Information

At the heart of Belvedere is Nuxley Village – where you'll find shops, pubs, restaurants and the Robinson Jackson branch. Explore a little further and you'll find Lesnes Abbey, with its historic monastic ruins and formal gardens, and Bostall Woods with its protected bluebell fields and ancient trees.

Belvedere residents are a manageable walk or one stop on the train line away from Abbey Wood's Elizabeth Line.

- Council Tax: B
- EPC Rating: D

FOR MORE INFORMATION  
CONTACT US TODAY.

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