



Erith Road  
Belvedere  
DA17 6HB

Rarely available is this second floor purpose built flat situated in a sought after development just off Nuxley Village in Upper Belvedere. Ideal for any first time buyer or buy to let investor, call today to avoid disappointment.

- One bedroom
- Second floor
- 102 Year (approx) lease
- Allocated parking
- Convenient for bus routes
- A must view

Asking Price £210,000



Leasehold

EPC Rating: C

**ROBINSON-JACKSON**  
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**FOR MORE INFORMATION  
CONTACT US TODAY.**

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## Interior

**Entrance Hall** Door to front, storage cupboard, wood laminate flooring

**Lounge** 4.67m x 3.58m (15'4" x 11'9") Double glazed window to rear, electric storage heater, carpet

**Kitchen** 2.67m x 1.78m (8'9" x 5'10") Double glazed window to side, wall and base units, stainless steel sink and drainer unit with mixer tap, integrated oven and induction hob, space for fridge/freezer, vinyl flooring, part tiled walls

**Bedroom** 3.68m x 2.67m (12'1" x 8'9") Double glazed window to rear, electric storage heater, built in mirrored wardrobes, wood laminate flooring

**Bathroom** Low level wc, pedestal wash hand basin, panelled bath with mixer tap, vinyl flooring

## Exterior

**Parking** Allocated parking for one car, visitor bays available

**Total floor area** The EPC states that the total floor area for this property is 38m<sup>2</sup>

## Leasehold Information

Unexpired lease term: Approx 102 years

Service charge: £1650.00 pa including ground rent

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 will be a manageable walk or one stop on the train line away from Abbey Wood's forthcoming Crossrail station.