



Lower Park Road
Belvedere
DA17 6EF

Located only a stones throw from Belvedere train station, is this well presented one bedroom flat. Call today to arrange a viewing!

- One bedroom
- Allocated parking
- First floor
- 68 Year lease (approx)
- Close to station
- Call to view

Offers in excess of £200,000

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 Leasehold EPC Rating: C

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**FOR MORE INFORMATION
CONTACT US TODAY.**

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Interior

- Entrance Hall** Wooden door to front, intercom system, radiator, carpet
- Lounge** 3.4m x 3.3m (11'2" x 10'10") Window to front, wood laminate flooring, radiator
- Kitchen** 2.06m x 2.06m (6'9" x 6'9") Window to side, wall and base units, stainless steel sink and drainer unit with mixer tap, integrated four ring gas hob with extractor hood, integrated oven, wall mounted 'Worcester' combi boiler, space for fridge/freezer, space for washing machine, part tiled walls
- Bedroom** 3.3m x 3.18m (10'10" x 10'5") Window to front, radiator, carpet
- Bathroom** Window to side, low level wc, pedestal wash hand basin, panelled bath with tiled surround and power shower, vinyl flooring, radiator

Exterior

- Parking** Allocated parking
- Total floor area** The EPC states that the total floor area for the property is 42m2

Leasehold Information

- The vendor advises us of the following:
- Unexpired lease term: Approx 68 years
- Service charge: TBA
- Ground rent: TBA

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.