



## Shortlands Close Belvedere DA17 5QY

Call today to view this well presented one bedroom ground floor flat which benefits from a 172 year lease. Situated perfectly for both Belvedere and Abbey Wood train stations where you will find the Crossrail link. Ideal for any first time buyer or buy to let investor.

- One bedroom
- 172 Year lease (approx)
- Allocated parking
- Ground floor
- Chain free
- Viewing advised

**Price on application**



Leasehold

EPC Rating: C

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



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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Kent DA17 5JN  
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## Interior

**Entrance Hall** Door to front, cupboard housing water cylinder, carpet, intercom

**Lounge** 4.75m x 2.7m (15'7" x 8'10") Double glazed window to rear, electric panel heater, carpet

**Kitchen** 2.13m x 1.83m (7' x 6') Double glazed window to rear, wall and base units, stainless steel sink and drainer unit with mixer tap, integrated oven, four ring ceramic hob, space for fridge/freezer, plumbing for washing machine

**Bedroom** 3.78m x 2.5m (12'5" x 8'2") Double glazed window to rear, electric storage heater, built in wardrobe

**Bathroom** Panelled bath with mixer tap and electric shower, pedestal wash hand basin, low level wc, tiled walls, tiled floor, extractor fan

## Exterior

**Parking** Allocated parking

## Leasehold Information

The vendor advises us of the following:

Unexpired lease term: 172 Years (approx)

Ground rent: £200 per year (approx)

Service charge: £130 per month (approx)

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.