Little Brights Road | Belvedere, DA17 6BF

2 2 1 **Guide Price £260k to £270k** **Leasehold**

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Little Brights Road, Belvedere

Ideal for first time buyers is this chain free two bedroom purpose built flat situated in the Belvedere park development, only a few minutes walk from Belvedere train station.

Property Features

- Two bedrooms
- Fourth floor
- Underground allocated parking
- 110 Year (approx) lease
- Balcony
- No onwards chain

Interior

Entrance Hall Door to front, intercom, two storage cupboards

Lounge 4.95m x 3.4m (16'3" x 11'2") Double glazed patio doors to balcony, carpet, electric radiator, open plan to kitchen

Kitchen 2.95m x 1.98m (9'8" x 6'6") Range of wall and base units with work surfaces above, stainless steel sink and drainer unit with mixer tap, built in oven, induction hob, extractor, integrated fridge/freezer, integrated dishwasher, part tiled walls

Bedroom 1 4.65m x 2.77m (15'3" x 9'1") Double glazed window to side, electric radiator, built in wardrobe, carpet

En-suite shower room Pedestal wash hand basin, low level wc, shower cubicle with folding glass door, part tiled walls, heated towel rail

Bedroom 2 3.7m x 2.62m (12'2" x 8'7") Double glazed window to side, radiator, carpet

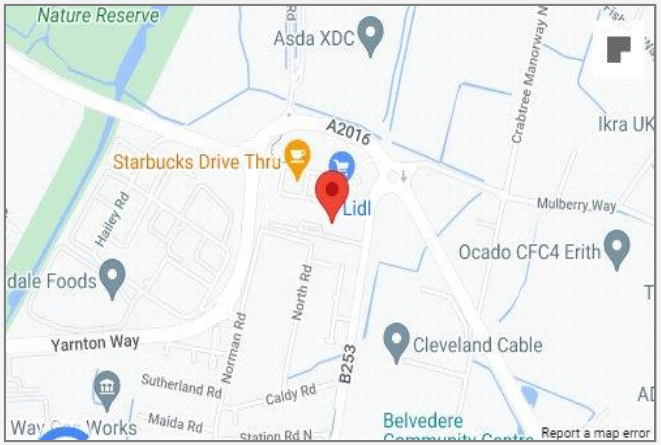
Bathroom Pedestal wash hand basin, low level wc, panelled bath with glass screen and mixer tap and glass screen, part tiled walls

Exterior

Parking Underground allocated parking space

Property Location

Little Brights Road, Belvedere, DA17 6BF



Additional Information

The vendor advises us of the following:

Oringinal lease term: 125 Years from July 2007

Unexpired lease term: 110 Years (approx)

Service charge: £1055.05 per half year

Ground rent: £330.00 pa

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.

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