



Rutland Gate | Belvedere, DA17 6HG



Guide Price £240k to £250k

Leasehold

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## Rutland Gate, Belvedere

Rarely available is this well presented first floor split level maisonette located in Upper Belvedere within walking distance of Nuxley Village where you will find all of your local amenities. Ideal for any buy to let investor or first time buyer looking to get on the ladder. Call today to arrange an internal viewing.

### Property Features

- Council Tax: B
- EPC Rating: D
- Two double bedrooms
- Split level maisonette
- First floor
- Bike shed
- No onward chain



## Interior

**Entrance Hall** Composite door to front, frosted window to the side, radiator, wood laminate flooring, intercom, understairs cupboard

**Lounge** 4.5m x 4.1m (14'9" x 13'5") Double glazed window to rear, double glazed door to rear leading to balcony, radiator, wood laminate flooring

**Kitchen** 3.18m x 2.57m (10'5" x 8'5") Double glazed window to front, range of wall and base units with work surfaces above, stainless steel sink and drainer unit with mixer tap, space for cooker, space for washing machine and fridge/freezer, part tiled walls, extractor fan, vinyl flooring

**Landing** Carpet, access to loft

**Bedroom 1** 4.5m x 2.95m (14'9" x 9'8") Double glazed window to rear, radiator, carpet

**Bedroom 2** 4.17m x 2.34m (13'8" x 7'8") Double glazed window to front, radiator, carpet

**Bathroom** Double glazed frosted window to front, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, radiator, vinyl flooring

## Exterior

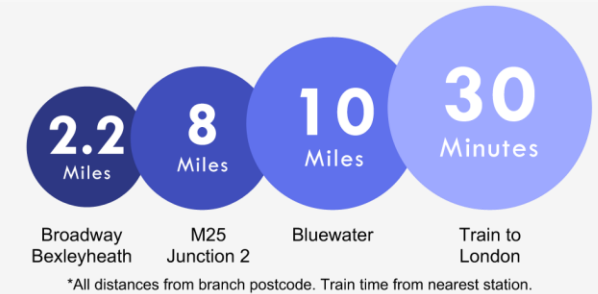
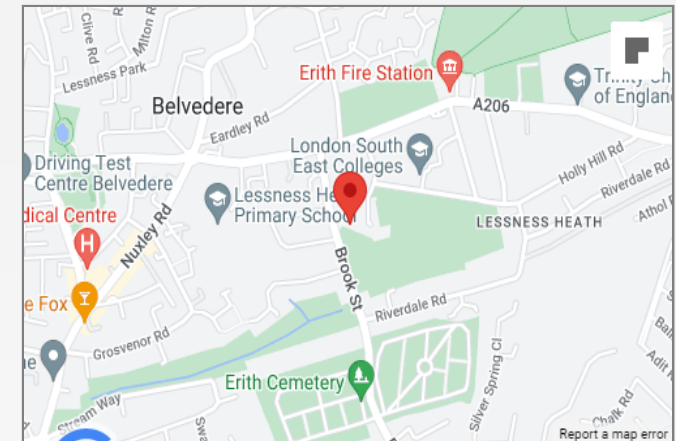
**Parking** Residents parking





## Property Location

Rutland Gate, Belvedere, DA17 6HG



## Leasehold Information

The vendor advised us of the following:

Unexpired lease term: 174 Years (approx)

Service charge: £1382.52 pa (approx)

Ground rent: TBC

This information should be verified by your solicitor.

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.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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