



Erith Road | Belvedere, Kent, DA17 6LE



Offers in excess of £200,000

Leasehold

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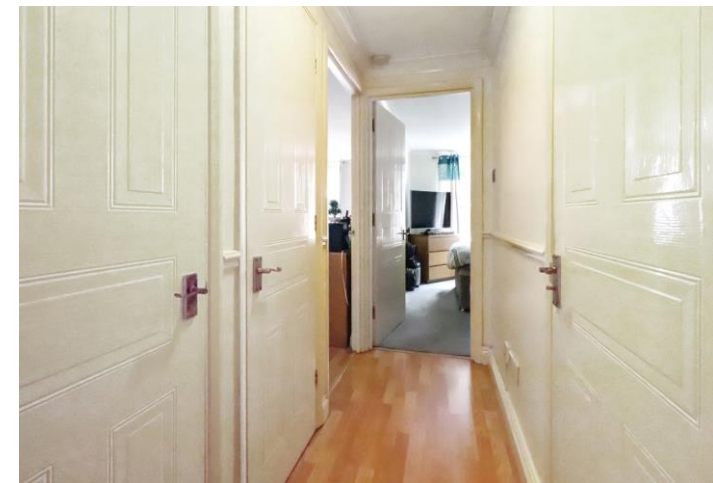


## Erith Road, Belvedere

Call today to view this well presented one bedroom GROUND FLOOR purpose built flat located in the popular Parkside Lodge development. Added benefits include an 84 year lease and allocated parking. Internal viewing is essential to really appreciate what's on offer here.

### Property Features

- One bedroom
- Ground floor
- 84 Years unexpired lease (approx.)
- Allocated parking
- Juliet balcony
- Viewing advised





## Interior

**Entrance Hall** Wooden door to front, wood laminate flooring, two storage cupboard one housing water cylinder, intercom

**Lounge** 4.78m x 3.23m (15'8" x 10'7") Half double glazed door to Juliet balcony, electric fire with decorative surround, wood laminate flooring

**Kitchen** 2.36m x 2.06m (7'9" x 6'9") Wall and base units with work surfaces above, stainless steel sink unit with mixer tap, integrated oven and electric hob, extractor, space for fridge/freezer, space for washing machine, wood laminate flooring

**Bedroom** 3.66m x 2.74m (12' x 9') Double glazed window to rear, built in wardrobes, carpet

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

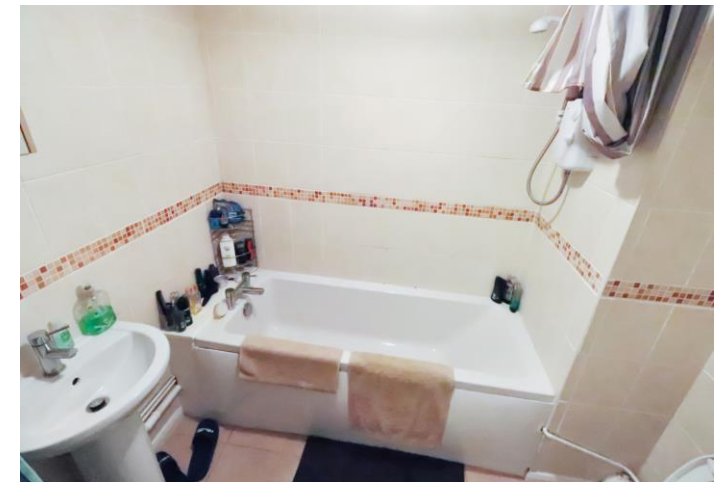


## Exterior

**Parking** One allocated parking space

EPC Rating: TBC

Council tax band: C

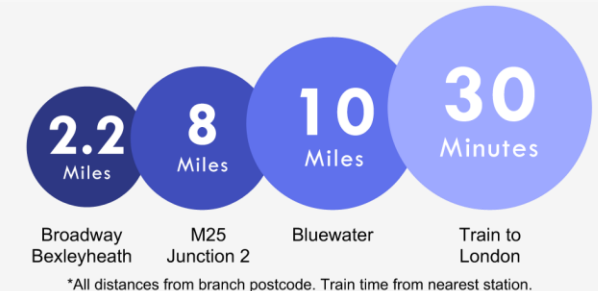






## Property Location

Erith Road, Belvedere, Kent, DA17 6LE



## Leasehold Information

The vendor advises us of the following:

Unexpired lease term: 84 Years (approx)

Service charge: £1600.00 pa (approx)

Ground rent: £100.00 pa (approx)

To be confirmed 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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