



2 Daisy Court | Belmont Road, Northumberland Heath, Kent, DA8 1LB



£250,000

Leasehold

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



## Daisy Court, Belmont Road

Built in 2014 in a block of only six flats we are pleased to present this two double bedroom ground floor flat ready to move in/let conveniently positioned for North'Heath parade, zone 6 stations and transport links.

### Property Features

- Council Tax: C
- EPC Rating: C
- 15'9 x 10'9 Lounge
- 11'9 x 6'6 Open plan kitchen
- Double glazing and gas central heating
- 14'5 x 12'1 Main bedroom & 12' 2nd bedroom
- Modern bathroom
- Allocated parking space



## Interior

**Communal entrance** Part glazed communal door. Hallway to ground floor flat.

**Entrance Hall** Wooden entrance door. Radiator. Carpet. Entry phone.

**Lounge** 4.8m x 3.28m (15'9" x 10'9") Double glazed window to front. Two radiators. Open to kitchen. Carpet.

**Kitchen** 3.58m x 1.98m (11'9" x 6'6") Double glazed window to front. Range of fitted beech wall and base units with work surface over. Oven, hob & extractor to remain. Single stainless steel sink unit with mixer tap. Tiled splash back. Wall mounted boiler. Vinyl flooring. Plumbing for washing machine. Space for fridge/freezer.

**Bedroom 1** 4.4m x 3.68m (14'5" x 12'1") Double glazed window to rear. Carpet. Radiator.

**Bedroom 2** 3.66m x 2.18m (12' x 7'2") Double glazed window to rear. Radiator. Carpet.

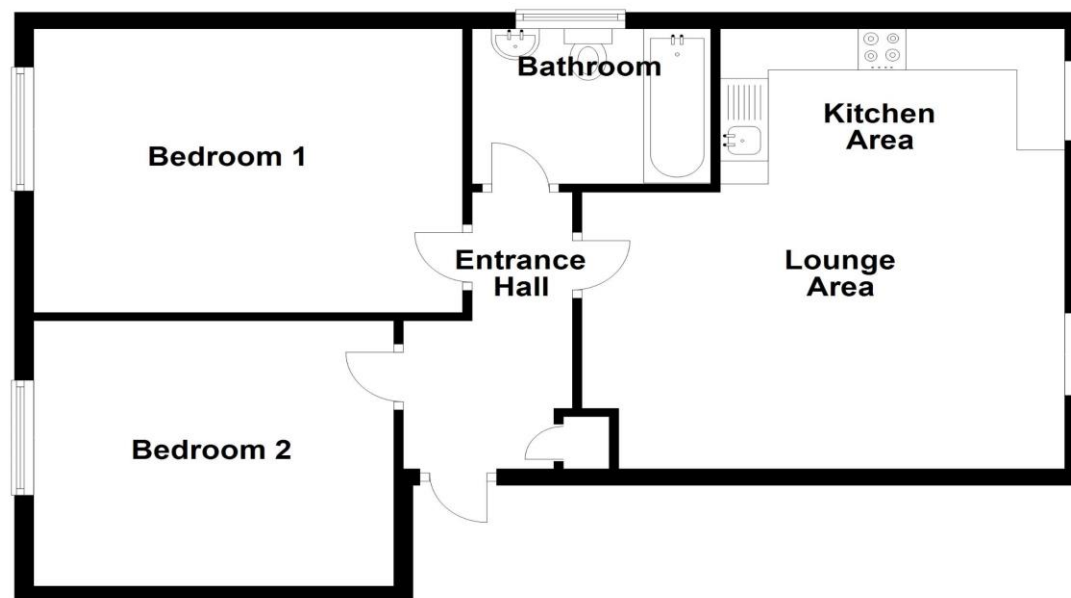
**Bathroom** 2.24m x 1.9m (7'4" x 6'3") Opaque double glazed window to side. Three piece white suite comprising: Panelled bath with mixer tap and shower over, low level wc and pedestal wash hand basin. Vinyl flooring. Heated towel rail. Extractor.

## Exterior

**Communal garden** Gravel communal garden to rear.

**Parking** We understand the property comes with an allocated parking space. (to be verified by vendors solicitor)

## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.  
Plan produced using PlanUp.

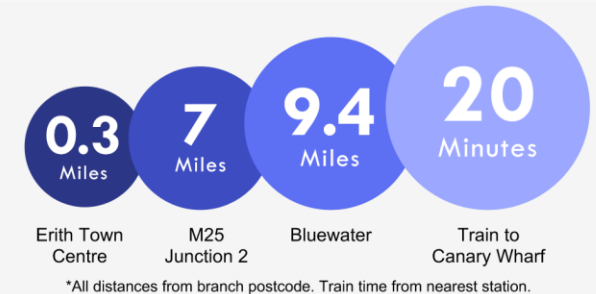
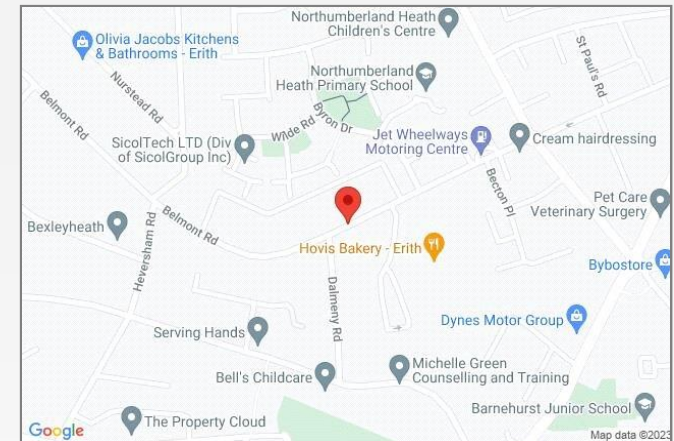






## Property Location

Daisy Court, Belmont Road, Northumberland Heath, DA8 1LB



## Leasehold Information

Lease Term: 125 years from and including 1 January 2014 (to be verified by vendors solicitor)

Time remaining on lease: Approx. 115 years and 3 months To be verified by vendors solicitor

Ground Rent: £350.00 Per Annum To be verified by vendors solicitor

Service Charge: £1,100.00 Per Annum To be verified by vendors solicitor

## Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre. Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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