







**Shortlands Close** Belvedere **DA17 5QY** 

Leasehold







Council Tax: B EPC Rating: TBC Robinson Jackson are pleased to offer this spacious chain free one double bedroom ground floor flat is situated conveniently for the Elizabeth Line at Abbey Wood Station.

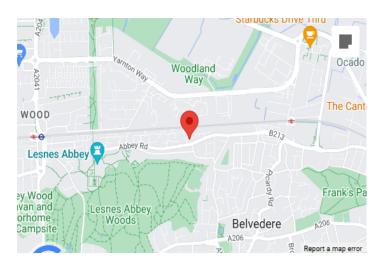
- Ground floor
- Double bedroom

- No onward chain
- Close to The Elizabeth Line

• Ideal first time buy









## **Interior**

Entrance Hall Entrance door, electric radiator, laminate flooring

**Lounge** 4.3 m x 3.1 m (14'1" x 10'2") Double glazed window to rear, electric radiator, laminate flooring

**Kitchen** 3.38m x 1.75m (11'1" x 5'9") Double glazed window to rear, wall and base units, built in oven, hob and extractor, space for washing machine and fridge/freezer, part tiled walls, vinyl flooring

**Bedroom**  $3.18 \text{m} \times 2.95 \text{m}$  (10'5"  $\times$  9'8") Double glazed window to front, electric radiator, built in wardrobe, laminate flooring

**Bathroom** Panelled bath with shower above, wash hand basin, low level wc, part tiled walls, vinyl flooring, extractor fan

## **Leasehold Information**

Time remaining on lease: 174 Years (approx)

Ground Rent: Not Available TBC

Service Charge: £1800.00 pa

Ground Rent Review Date:

## **Additional Information**

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 Crossrail station.