



Ruskin Road | Belvedere, Kent, DA17 5BF



Offers in excess of £250,000

Leasehold

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## Ruskin Road, Belvedere

Positioned in a modern development is this two bedroom first floor flat located within reach of both Nuxley Village and Belvedere train station.

### Property Features

- Two bedrooms
- Open plan lounge/kitchen
- Good order throughout
- Allocated parking
- 110 year (approx) unexpired lease
- A must view



## Interior

**Entrance Hall** Door to side, radiator, cupboard, intercom, carpet

**Open plan kitchen/lounge** 5.13m x 4.9m (16'10" x 16'1") Double glazed window to front, double door to Juliet balcony, radiator, carpet to lounge area, wall and base units, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, integrated fridge/freezer, built in oven and gas hob, extractor, extractor fan, tiled floor to kitchen area

**Bedroom 1** 3.94m x 3.02m (12'11" x 9'11") Double glazed window to rear, radiator, carpet

**Bedroom 2** 3.68m x 2.41m (12'1" x 7'11") Double glazed window to rear, radiator, carpet

**Bathroom** Panelled bath with shower attachment and glass screen, vanity wash hand basin with mixer tap and cupboard below, low level wc, brick style tiled walls, tiled floor, heated towel rail

## Exterior

**Parking** Allocated parking

## Leasehold Information

Time remaining on lease: Approx. 106 years

Ground Rent: £100 Per Annum

Service Charge: £1,470 Per Annum

Ground Rent Review Date: TBC

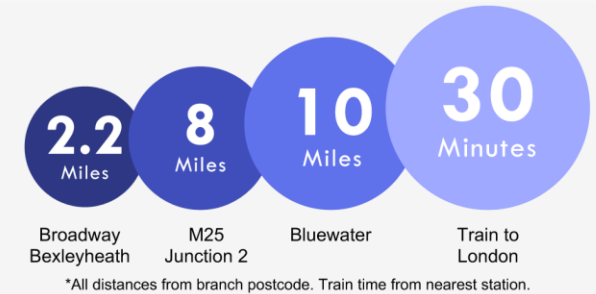
**Total floor area** The EPC states that the total floor area for this property is 57 m<sup>2</sup>





## Property Location

Ruskin Road, Belvedere, Kent, DA17 5BF



## Additional Informatio

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 forthcoming Crossrail station.

FOR MORE INFORMATION  
CONTACT US TODAY.

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