



Rutland Gate | Belvedere, DA17 6HG



Offers in excess of £230,000

Leasehold

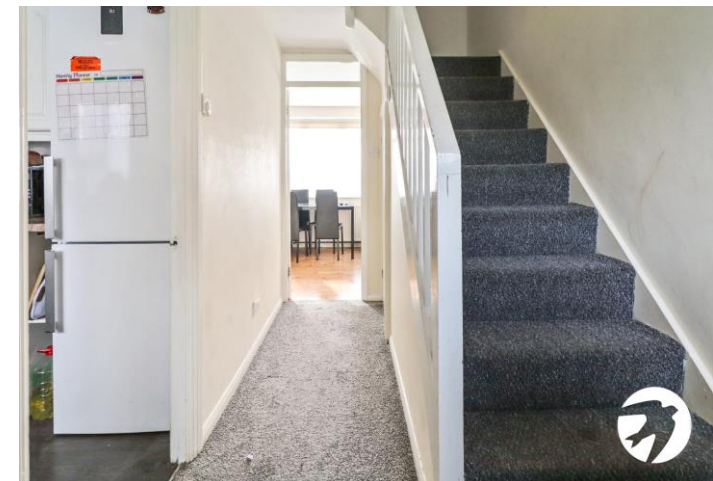
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## Rutland Gate, Belvedere

Call today to view this ground/first floor split level two bedroom maisonette with the added benefit of being chain free, ideal for any for investor or first time buyer.

### Property Features

- Two bedrooms
- Split level maisonette
- Balcony
- Convenient for station
- Viewing advised



## Interior

**Entrance Hall** Entrance door, radiator, carpet

**Lounge** 4.52m x 3.96m (14'10" x 13') Double glazed window to rear, double glazed door to balcony, radiator, laminate flooring

**Kitchen** 3.15m x 2.6m (10'4" x 8'6") Double glazed window to front, range of wall and base units with work surfaces above, space for oven and fridge/freezer, sink and drainer unit with mixer tap

**Landing** Carpet

**Bedroom 1** 4.52m x 2.77m (14'10" x 9'1") Double glazed window to rear, radiator, laminate flooring

**Bedroom 2** 4.27m x 2.36m (14' x 7'9") Double glazed window to front, radiator, laminate flooring

**Bathroom** Double glazed window to front, panelled bath, pedestal wash hand basin, low level wc, radiator, part tiled walls, vinyl flooring

## Leasehold Information

Time remaining on lease: Approx. 100 years (approx)

Ground Rent: £10 Per Annum TBC

Service Charge: £1,300 Per Annum TBC

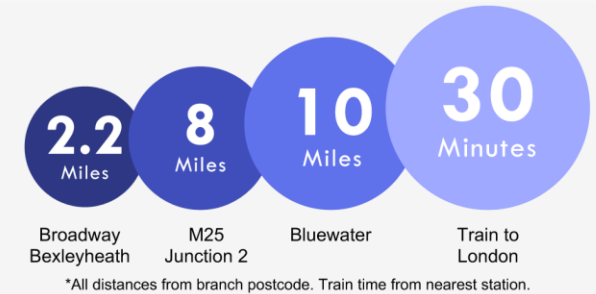
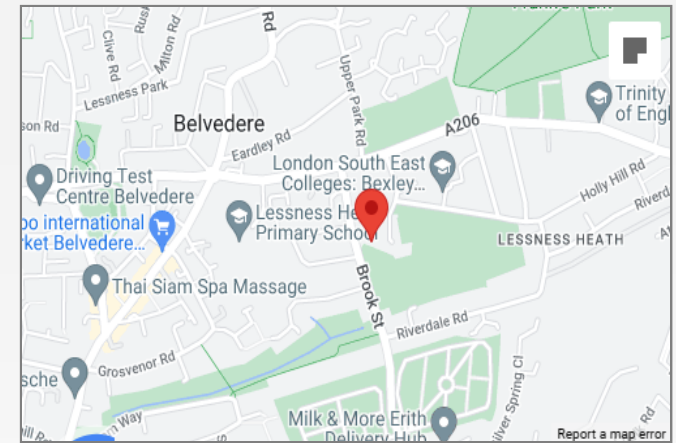
Ground Rent Review Date: TBC





## Property Location

Rutland Gate, Belvedere, DA17 6HG



## 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.

- Council Tax: B
- EPC Rating: To be confirmed

FOR MORE INFORMATION  
CONTACT US TODAY.

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