



Ambrook Road Belvedere DA17 5PS

Leasehold



Council Tax: B
EPC Rating: C

Located within walking distance to Belvedere train station is this two double bedroom, ground floor, split-level maisonette. Ideal for any first-time buyer, internal viewing is recommended.

- Two double bedrooms
- 120 years lease
- Gas central heating
- 14'4" x 14'0" Lounge
- No onward chain
- Close to Belvedere train station

Price on application

ROBINSON-JACKSON
Our service will *move* you



**FOR MORE INFORMATION
CONTACT US TODAY.**

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Robinson Jackson
61 Nuxley Road,
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Interior

Entrance Hall UPVC door to front with frosted side panel. Carpet. Storage cupboard.

Kitchen 2.44m x 3m (8' x 9'10") Double glazed window to front. Wall and base units with work surfaces above with stainless steel sink. Part tiled walls. Space for washing machine, cooker, fridge freezer. Vinyl floor. Wall mounted Vaillant combination boiler.

Lounge 4.37m x 4.27m (14'4" x 14') Double glazed window to rear. Radiator. Carpet. Storage cupboard.

Bedroom One 4.42m x 3.28m (14'6" x 10'9") Double glazed window to rear. Carpet. Radiator.

Bedroom Two 3.94m x 2.41m (12'11" x 7'11") Double glazed window to front. Carpet. Radiator.

Landing Carpet.

Bathroom Double frosted glazed window to front. Panelled bath. Pedestal wash hand basin. W/C. Part tiled walls. Radiator. Vinyl floor.

Exterior

External Lockable storage area.

Leasehold Information

Time remaining on lease: Approx. 120 years

Ground Rent: Not Available Included in service charge

Service Charge: £1,260 Per Annum

Ground Rent Review Date: TBC

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.