



Picardy Road | Belvedere, DA17 5QR



Asking Price £270,000

Leasehold

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

## Picardy Road, Belvedere

Call today to view this lovely two-bedroom, first floor purpose built flat located in a well-maintained development in Upper Belvedere, situated only a short walk from Nuxley Village where you will find all of your local amenities and Belvedere train station. Internal viewing is essential to really appreciate what's on offer here.

### Property Features

- Two bedrooms
- First floor
- 139 Years lease (approx)
- Balcony
- Garage en-bloc
- Owner occupiers only



## Interior

**Entrance Hall** Door to front, wood laminate flooring, built in cupboard with plumbing for washing machine and water cylinder, coving

**Lounge** 5.36m x 3.2m (17'7" x 10'6") Double glazed window and door to balcony, wall mounted electric heater, wood laminate flooring, coving

**Kitchen** 2.77m x 1.96m (9'1" x 6'5") Double glazed window to side, wall and base units integrated oven, hob, extractor hood, one and a half bowl stainless steel sink unit with mixer tap, space for dishwasher, coving

**Bedroom 1** 4.67m x 2.5m (15'4" x 8'2") Double glazed window to front, wall mounted electric heater, wood laminate flooring, built in cupboard, coving

**Bedroom 2** 4.14m x 1.88m (13'7" x 6'2") Double glazed window to rear, wall mounted electric heater, coving

**Bathroom** Panelled bath with wall mounted electric shower, pedestal wash hand basin, low level wc, tiled walls, vinyl flooring, extractor fan

## Exterior

**Parking** Residents parking

**Garage** En-bloc

## Leasehold Information

Time remaining on lease: Approx. 139 years

Ground Rent: Not Available TBC

Service Charge: Not Available TBC

Ground Rent Review Date: TBC





## Property Location

Picardy Road, Belvedere, DA17 5QR



\*All distances from branch postcode. Train time from nearest station.

## 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 are a manageable walk or one stop on the train line away from Abbey Wood's Elizabeth Line.

- Council Tax: C
- EPC Rating: C

FOR MORE INFORMATION  
CONTACT US TODAY.

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