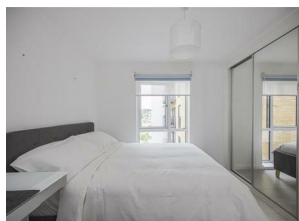


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Saxon House Little Brights Road

Approximate Gross Internal Area
Total = 71.1 sq m / 765 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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LITTLE BRIGHTS ROAD
BELVEDERE DA17 6FF
Guide price £275,000



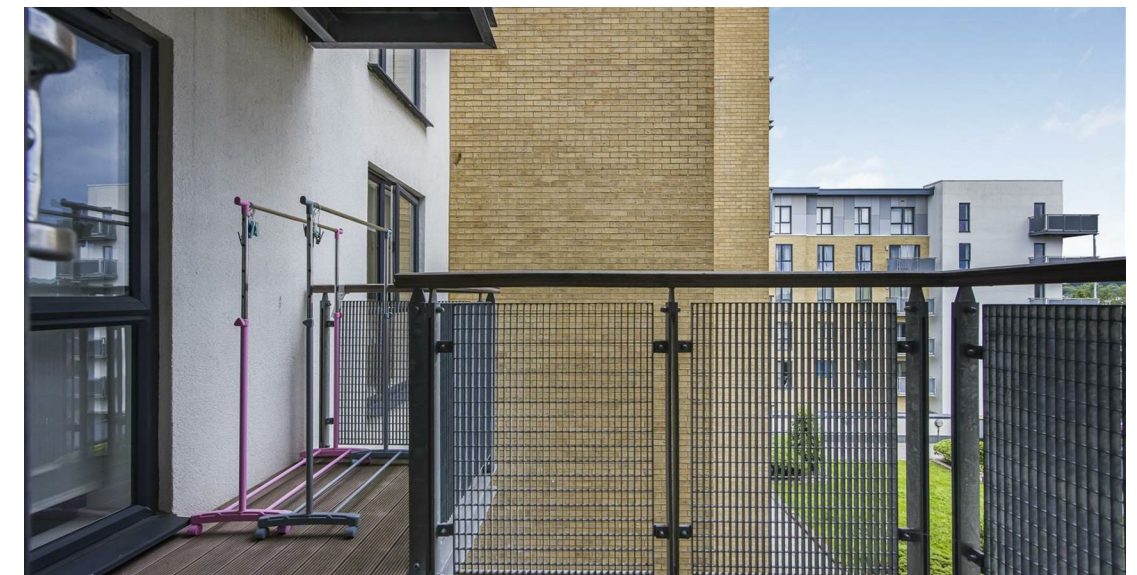
22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Welcome to this beautiful purpose-built 2-bedroom flat located on the 3rd floor of the highly sought-after Belvedere Park development. Offering a blend of modern living and convenience, this flat is ideal for those seeking a stylish and well-connected home.

This property is in stunning condition throughout, with a spacious open plan lounge, kitchen, and diner that is perfect for entertaining and everyday living. The flat features a bright and airy lounge area with direct access to a private balcony, providing a lovely outdoor space to relax and enjoy the views.

The master bedroom includes an en suite shower room, offering privacy and convenience. A separate bathroom services the second bedroom and guests, both fitted with modern fixtures and fittings. The flat is brimming with space and designed to maximize comfort and functionality.

Living in Belvedere Park means you are steps away from essential amenities, including a 24 hour Snap Fitness Gym, The Morgan Pub, Travelodge, Starbucks, Lidl Supermarket, Screwfix and Toolstation. The location is unbeatable, with Belvedere Station nearby, providing a quick one-stop ride to the start of the Elizabeth Line, making commuting to Central London and beyond a breeze.

Additional features include allocated parking for your convenience and a long lease of 125 years from 2013, ensuring peace of mind for years to come.

This stunning flat is perfect for professionals, first-time buyers, or investors looking for a property in a prime location with excellent transport links and amenities.

The yearly ground rent is £330 and the service charge is £1600 per annum, however both must be verified by your solicitor.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

LITTLE BRIGHTS ROAD

BELVEDERE DA17 6FF

- 2 BEDROOM 3RD FLOOR FLAT
- STUNNING CONDITION WITH EN SUITE/BALCONY/ALLOCATED PARKING
- COMMUNAL GARDEN ON 1ST FLOOR/VIDEO ENTRY SYSTEM/SEPARATE UTILITY AREA
- CLOSE TO BELVEDERE TRAIN STATION AND ONE STOP AWAY FROM ELIZABETH LINE
- GREAT FOR FIRST TIME BUYERS AND AN APPEALING BUY TO LET
- APPROX 113 YEARS REMAINING ON THE LEASE
- EPC - C
- 765 SQ FT
- COUNCIL TAX BAND C
- COMMUNAL GARDEN ON 1ST FLOOR/VIDEO ENTRY SYSTEM

