

RE/MAX
SELECT

Offers Over £200,000 Leasehold



Walsingham Walk, Upper Belvedere



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this spacious 1st floor apartment close to Nuxley Village's amenities, and transportation links including Belvedere station. This larger than average property boasts large, spacious living room/dining room, fitted kitchen, office, and fitted bathroom. Further benefits include double glazing, gas central heating, balcony and parking provisions. CHAIN FREE.

Total Internal Area approx: 516.66 sq ft (48.00 sq m). EPC Rating D60

FEATURES

- First floor apartment
- Large double bedroom
- Large living room / dining room
- Fitted kitchen
- Fitted bathroom
- Office
- Double glazing & gas central heating
- Close to Belvedere station
- CHAIN FREE!





ROOM DESCRIPTIONS

FIRST FLOOR

Entrance Hall

Tiled flooring.

Living Room

4.76m x 3.30m (15' 7" x 10' 10") Laminate flooring, ceiling coving, radiator; double glazed window and a double glazed uPVC door leading to balcony.

Kitchen

3.00m x 2.90m (9' 10" x 9' 6") Tiled flooring; range of wood wall and base units with granite-effect worktops and tiled splashback; stainless steel sink and drainer unit; space and connections for cooker/oven; space and connections for a fridge freezer; space and connections for washing machine; radiator; uPVC double glazed window with roller blind.

Bedroom

3.58m x 3.32m (11' 9" x 10' 11") Laminate flooring, radiator; double glazed uPVC window with roller blind.

Office

2.00m x 1.73m (6' 7" x 5' 8") Laminate flooring, storage cupboard, double glazed uPVC window.

Bathroom

2.72m x 1.45m (8' 11" x 4' 9") Tiled flooring, part-tiled walls; bath with shower-mixer; vanity unit with wash hand basin; w/c, radiator, double glazed uPVC window.

Balcony

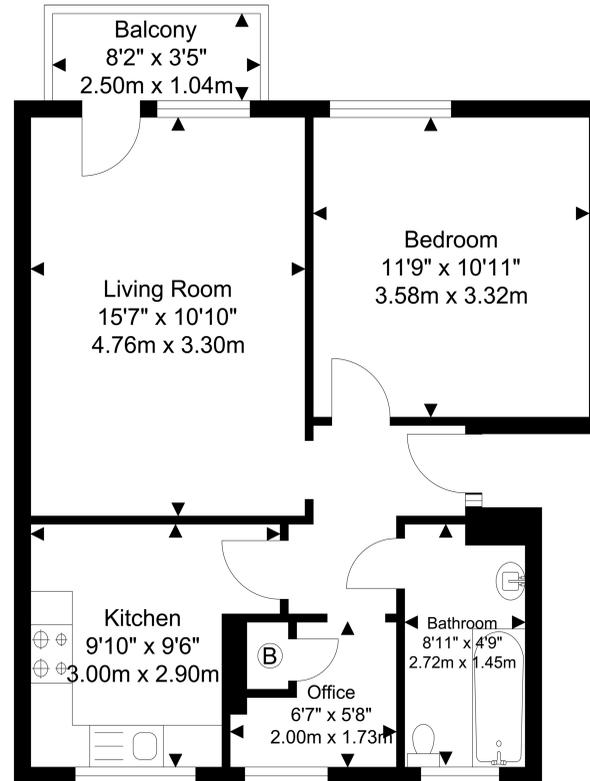
2.50m x 1.04m (8' 2" x 3' 5") Private balcony, paved.

Information:

- 400 metres (approx) to Nuxley Village's amenities
- 1.0 miles (approx) to Belvedere Station
- 1.6 miles (approx) to Bexleyheath Station
- 2.1 miles (approx) to Danson Park & Lake
- Council Tax: Band B
- Lease: 87 years remaining
- Ground Rent: £10 per annum
- Service Charge: £2765.60 per annum
- Heating costs included in service charge

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



First Floor
Approximate Floor Area
516.66 SQ.FT.
(48.00 SQ.M.)

TOTAL APPROX FLOOR AREA 516.66 SQ. FT / 48.00 SQ. M
For Identification Purposes Only.

