



Offers Over £260,000 Leasehold



Raglan Road, Upper Belvedere



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer to let this ground floor maisonette situated close to schools, Nuxley Village's amenities, and transportation links including Belvedere Station, one stop to Abbey Wood station with Crossrail / Elizabeth Line. This spacious property, comprises 2 DOUBLE bedrooms, living room, fitted kitchen, and shower room.

Further benefits include garage en-bloc, double glazing, gas central heating, approximately 25ft garden, and immediate proximity to Lesnes Abbey Woods.

Total Internal Area approx: 697.28 sq ft (64.78 sq m). EPC Rating D63

FEATURES

- Ground floor maisonette
- 2 double bedrooms
- Living room
- Fitted kitchen
- Fitted shower room
- Front garden
- 25ft (approx) rear garden
- Garage
- Double glazing & gas central heating





ROOM DESCRIPTIONS

Ground Floor

Porch

Carpeted, radiator, storage cupboard, double glazed windows.

Living Room

3.78m x 3.64m (12' 5" x 11' 11") Laminate flooring, ceiling coving, radiator, electric fireplace, dual-aspect double glazed windows.

Hallway

Laminate flooring, radiator, storage cupboard, understairs cupboard.

Kitchen

2.90m x 2.12m (9' 6" x 6' 11") Tiled flooring; range of wood wall and base units with granite-effect worktops; sink and drainer unit; fitted gas hob, fitted oven, stainless steel extractor hood; cupboard housing combination boiler; space and connections for dishwasher; space and connections for washing machine; dual-aspect double glazed windows.

Bedroom

3.62m x 3.02m (11' 11" x 9' 11") Laminate flooring, ceiling coving, radiator, double glazed windows.

Bedroom

3.90m x 2.70m (12' 10" x 8' 10") Carpeted, radiator, double glazed windows.

Bathroom

1.94m x 1.88m (6' 4" x 6' 2") Vinyl flooring, tiled walls; large walk-in shower enclosure with thermostatic shower; wash-hand basin, w/c, heated towel-rail, double glazed windows.

External

Front Garden

Lawn, mature shrubs and bushes.

Rear Garden

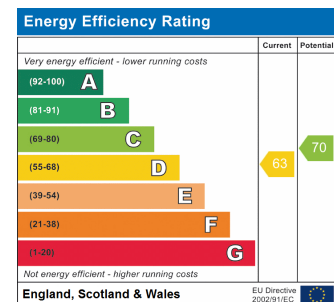
Approximately 25ft; patio, lawn, flowerbeds, outdoor tap, outdoor powerpoint; side access.

Garage

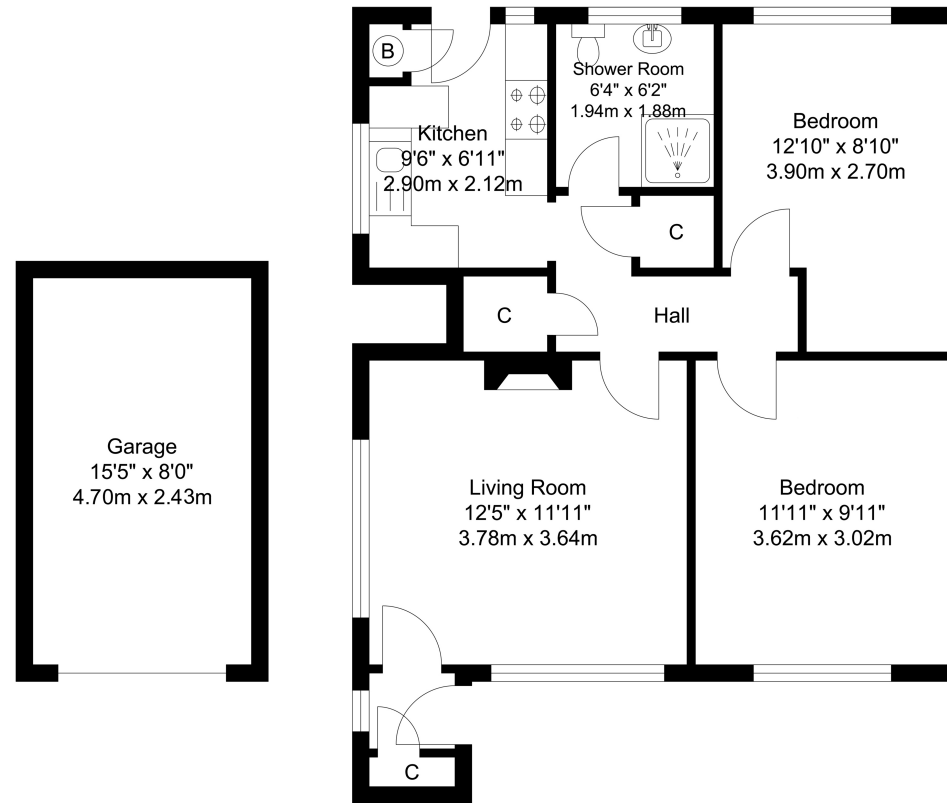
4.7m x 2.43m (15' 5" x 8' 0") En-bloc, up-and-over door.

Information:

- Ground Rent: £12.00 per annum
- Lease: 939 years remaining
- Council Tax: Band C
- Next to Lesnes Abbey Woods



FLOORPLAN



Garage
Approximate Floor Area
128.73 SQ.FT.
(11.96 SQ.M.)

Ground Floor
Approximate Floor Area
568.54 SQ.FT.
(52.82 SQ.M.)

TOTAL APPROX FLOOR AREA 697.28 SQ. FT / 64.78 SQ. M

For Identification Purposes Only.

