



£290,000 Leasehold



Raglan Road, Upper Belvedere





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer to let this IMMACULATE ground-floor maisonette situated close to schools, Nuxley Village's amenities, and transportation links including Belvedere Station. This spacious property, much loved and cared for by the current owners, comprises 2 DOUBLE bedrooms, living room, fully fitted kitchen, and luxury bathroom.

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

Total Internal Area approx: 768.75 sq ft (71.42 sq m). EPC Rating D67

## FEATURES

- Ground floor maisonette
- 2 double bedrooms
- Living room
- Fully fitted kitchen
- Luxury bathroom
- Garage en-bloc
- 25ft x 25ft (approx) rear garden
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Porch

Laminate flooring, radiator; double glazed windows with roller blind; fitted storage cupboard housing electrical consumer unit.

#### Living Room

12' 4" x 11' 11" (3.76m x 3.63m) Laminate flooring, ceiling coving, 2 radiators; double glazed windows to front with shutters; double glazed window to side.

#### Internal Hallway

Laminate flooring, understairs cupboards; additional storage cupboard housing 2x base units with granite-effect worktops.

#### Kitchen

9' 7" x 6' 7" (2.92m x 2.00m) Vinyl flooring, ceiling coving, radiator; range of soft-closing wall and base units with granite-effect worktops and red-tiled splashback; stainless steel sink and drainer unit; fitted gas hob, fitted oven, integrated fridge/freezer, integrated washing machine; dual-aspect double glazed windows with roller blinds; cupboard housing wall-mounted combination boiler.

#### Bedroom

11' 11" x 10' (3.64m x 3.05m) Carpeted, ceiling coving, radiator; double glazed windows with shutters.

#### Bedroom

12' 10" x 8' 10" (3.92m x 2.70m) Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with roller blind.

#### Bathroom

6' 7" x 6' 6" (2.00m x 1.97m) Amtico flooring, ceiling coving; bath with shower-mixer and rainfall fitting; wash-hand basin, w/c; wall-mounted vanity cupboard; radiator, double glazed windows.

### EXTERNAL

#### Front Garden

Patio; grey stone and blue slate feature flowerbed; gas meter.

#### Rear Garden

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

#### Shed

7' 7" x 5' 9" (2.30m x 1.76m) Electrical power and lighting; space and connections for dryer; space and connections for fridge; space and connections for freezer.

#### Shed

1.7m x 0.90m (5' 7" x 2' 11")

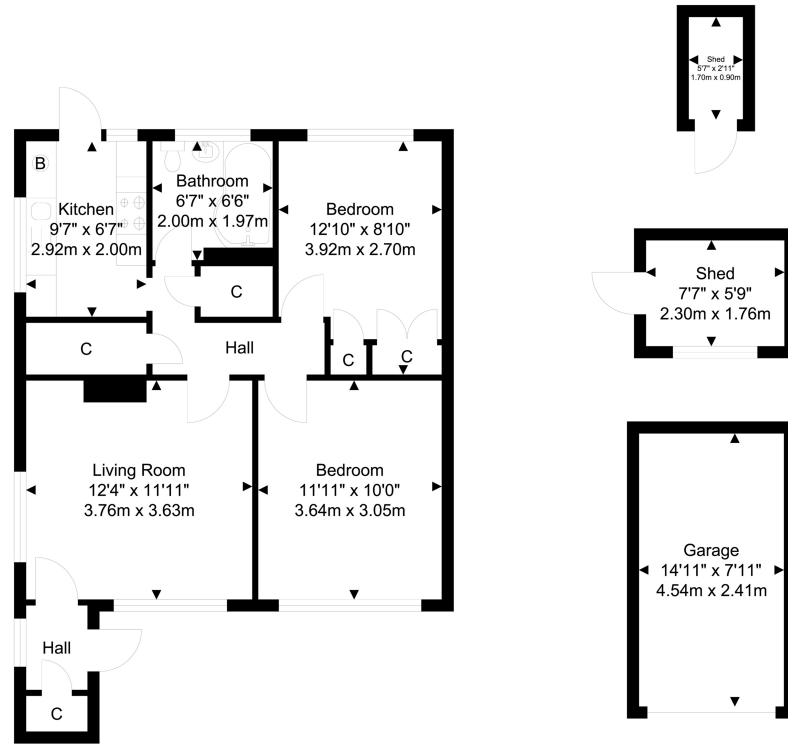
#### Information

- New combination boiler 2023
- Newly laid laminate & vinyl flooring 2024
- Ground Rent: £100.00 per annum
- Lease: 937 years remaining
- Council Tax: Band C
- 0.8 miles (approx) to Belvedere Station with Thameslink
- 1.3 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- Easy access to A2 / M2
- Close to sought-after schools incl 4 grammar schools
- 0.2 miles (approx) to Lessness Heath Primary School
- 0.5 miles (approx) to St Augustines Primary School
- Next to Lesnes Abbey Woods

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		67	73
England, Scotland & Wales			
EU Directive 2002/91/EC			



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
590.93 SQ.FT.  
(54.90 SQ.M.)

Outbuildings  
Approximate Floor Area  
177.81 SQ.FT.  
(16.52 SQ.M.)

TOTAL APPROX FLOOR AREA 768.75 SQ. FT / 71.42 SQ. M  
For Identification Purposes Only.

