



**HARRISON INGRAM**

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**The Chestnuts, Albert Road,  
Belvedere, DA17 5LQ**



**£1,600 pcm**

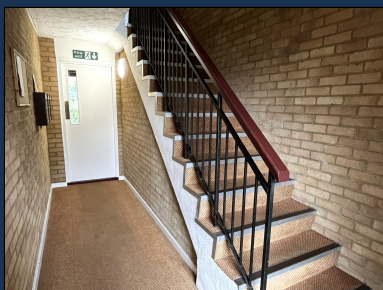
LOCATION, REALISTICALLY PRICED, SMART ACCOMMODATION, TWO DOUBLE BEDROOMS, AND PARKING - If these form part of your "WISH LIST" when looking for your new home, then we suggest you WASTE NO TIME IN VIEWING this GROUND FLOOR APARTMENT!!!!

Let's start with the LOCATION - situated in the SOUGHT AFTER Nuxley Village location being within walking distance of many amenities including a great selection of shops including coffee shops, eateries, pub, Co-op store, doctors, popular schools, and for the BUSY COMMUTER there are bus routes to Abbey Wood Elizabeth line or Bexleyheath mainline Station. Also nearby are parks and Lesnes Abbey Woods.

Now the ACCOMMODATION - not only is the flat smartly presented, it also offers SPACIOUS and well laid out accommodation which is decorated in neutral colours with smart wood flooring. There is a great size lounge which would comfortably fit a dining set, a modern fitted kitchen which again could also have a small breakfast set, modern bathroom with shower unit, TWO DOUBLE BEDROOMS and ALLOCATED PARKING.

ALL IN ALL, a great opportunity which we feel would make an ideal home for any busy professional looking for a LONG TERM LET - HIGHLY RECOMMENDED.

#### COMMUNAL ENTRANCE



Accessed via secure entryphone system, fitted carpet, own post box, door leading to the car park.

#### ENTRANCE HALL

Hardwood entrance door with spyhole, space for a desk if working from home, entryphone, radiator, wood flooring, built in storage cupboard, deep built in airing cupboard.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.



## LOUNGE



5.46m x 3.58m (17' 11" x 11' 9") 5.46m x 3.58m (17' 11" x 11' 9") Wonderful size room which is spacious enough to have a dining set, UPVC double glazed bay window to front, wall light points, coved ceiling, wood flooring, radiator x 2, thermostat, door through to:-

## KITCHEN



3.4m x 2.39m (11' 2" x 7' 10") UPVC double glazed window to front, extensively fitted with matching range of high gloss wall, base and drawer units, inset 1.5 stainless steel sink unit with "trendy" mixer tap, built in stainless steel electric oven, inset 4 ring stainless steel gas hob with stainless steel/glass extractor above, ample woodblock worktop surfaces, radiator, tiled floor, tiled to splashback areas, cupboard housing boiler for central heating and hot water.

## BEDROOM 1



3.18m x 3.00m (10' 5" x 9' 10") UPVC double glazed window to rear, excellent range of fitted wardrobes incorporating overhead storage, bedside cabinets and chest of drawers, wood flooring, radiator.

## BEDROOM 2



3.18m x 3.00m (10' 5" x 9' 10") Great to have a second double bedroom with UPVC double glazed window to rear, wood flooring, radiator, electric main fuse box.

## BATHROOM

2.40m x 1.92m (7' 10" x 6' 4") White suite comprising panelled bath with chrome mixer tap/shower attachment, independent shower unit, shower rail and curtain, pedestal wash hand basin with chrome mixer tap and low level WC, extractor, radiator, fully tiled to splashback areas, wood effect vinyl flooring.

## PARKING

Allocated parking to the rear.