

Guide Price £175,000

**Thornton Road, Belvedere, Kent, DA17
6DD**

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £175,000 to £185,000.

Ground floor one double bedroom maisonette offered with no onward chain situated within a very short walk of Belvedere train station.

This recently redecorated property is an excellent first time or buy to let investment.

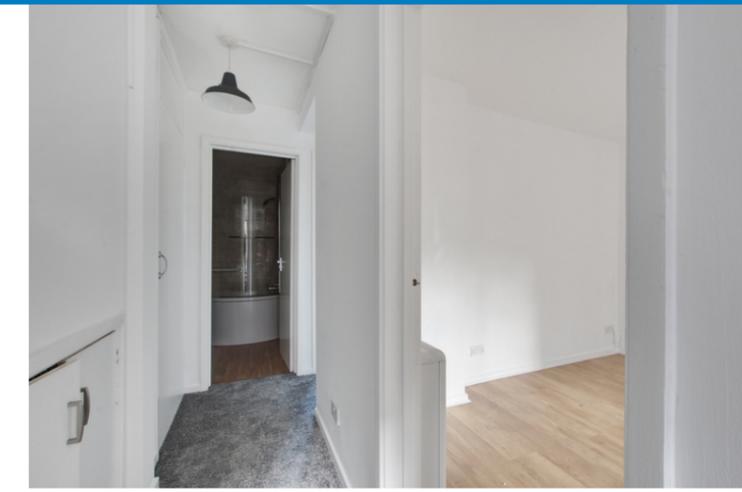
The seller has agreed to extend the lease on completion.

Accommodation comprises, entrance hall, lounge/diner with a rear outlook, fitted kitchen, double bedroom and bathroom suite.

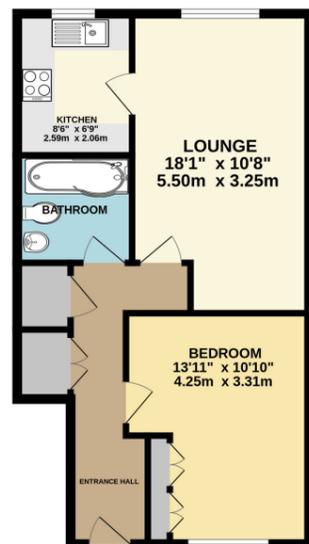
Exceptionally well maintained the property also features new carpets where laid and a designated parking space to the rear.

AGENTS NOTES: THE LEASE WILL BE EXTENDED ON COMPLETION SUBJECT TO THE FINAL SALE PRICE. THERE ARE TWO OPTIONS AVAILABLE WHICH ARE A NEW 99 YEAR LEASE OR A LEASE THAT ADDS 90 YEARS TO THE EXISTING TERM. THE SALE PRICE WILL DEPEND ON WHAT THE SELLER EXTENDS TO.

Council Tax Band B.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			