



**Old College Court
Upper Holly Hill Road
Belvedere
Kent
DA17 6JG**

Offers in Excess of £215,000

bettermove

Upper Holly Hill Road

Belvedere

Bettermove are pleased to present this charming two bedroom split level duplex in Belvedere, available with no forward chain.

This is a grade II listed building. The property is leasehold with 104 years remaining on the lease; the ground rent is £200 per year and the service charge is approximately £2,656 per year. The council tax band is C.

The interior of this beautifully presented property comprises a spacious open plan lounge/dining room/kitchen and guest WC on the lower floor with two bedrooms, family bathroom and en suite to the master bedroom on the upper floor. There is one allocated parking space included with gated access.

Located in the sought after area of Belvedere, the property is close to a number of local amenities, including shops, supermarkets, restaurants and pubs. Transport connections can be found from Belvedere rail station which connects the property with a number of central London stations and Dartford.

This exciting opportunity should not be missed and all enquires can be made through Bettermove.

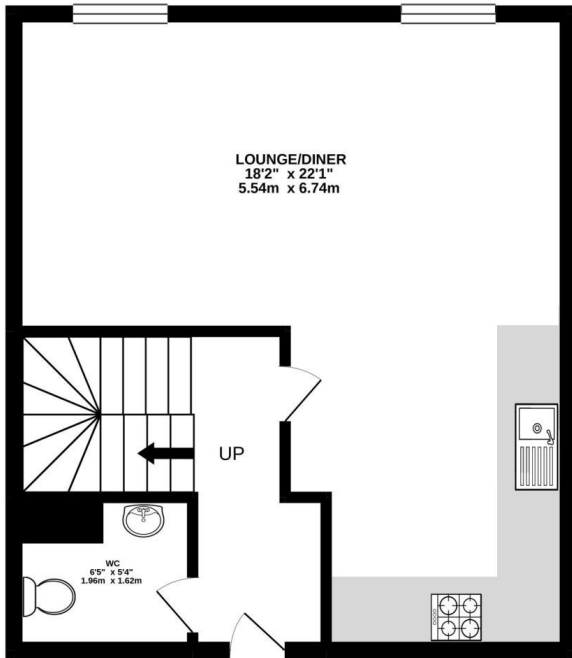
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

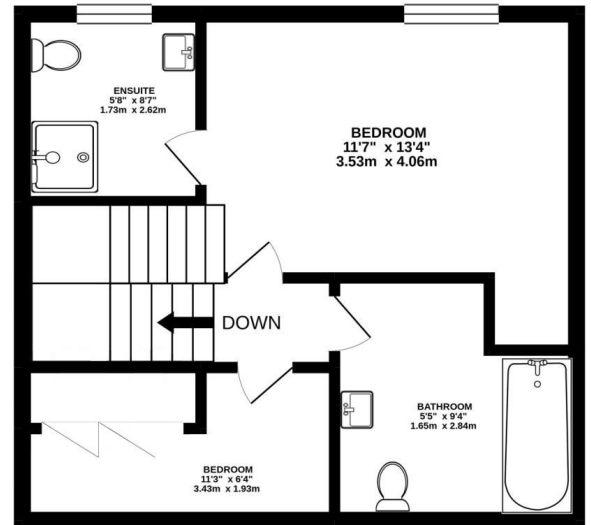
The exclusivity fee is returned to you upon successful completion of the property.



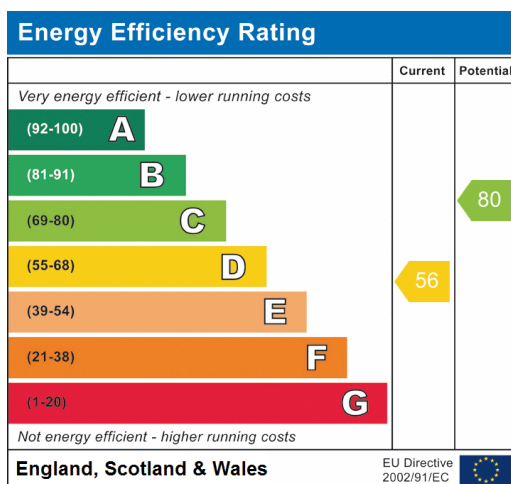
GROUND FLOOR



1ST FLOOR



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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