



**Essenden Road, Belvedere Village**  
**Price Guide £285,000 Leasehold**



PRICE GUIDE £285,000 - £289,995 Parris Residential are delighted to offer this stunning & spacious two-bedroom ( originally three bedrooms ) ground-floor flat with a secure underground parking space. The property is located on a desirable tree-lined road closeby to all the shops in Belvedere Village. This gorgeous property benefits from being refurbished over the last few years, benefits include a luxury gloss-style fitted kitchen with quartz worktops plus a built-in oven, induction hob & microwave plus an integrated washer dryer, dishwasher, and fridge freezer. The bathroom is equally lovely with a large walk-in shower cubicle and fitted bathroom suite with quartz tops. Further features include wardrobes in both bedrooms and fitted storage cupboards in the hallway. Your inspection is highly recommended. Please note: This property is not suitable for a Buy To Let Investor.

Service charge & ground rent combined £220 per month (£2,630 a year service charge & £10.00 a year ground rent) | Lease 150 years from 1983 - 109 years remaining | EPC BAND C | Council tax band C



GROUND FLOOR  
796 sq.ft. (74.0 sq.m.) approx.

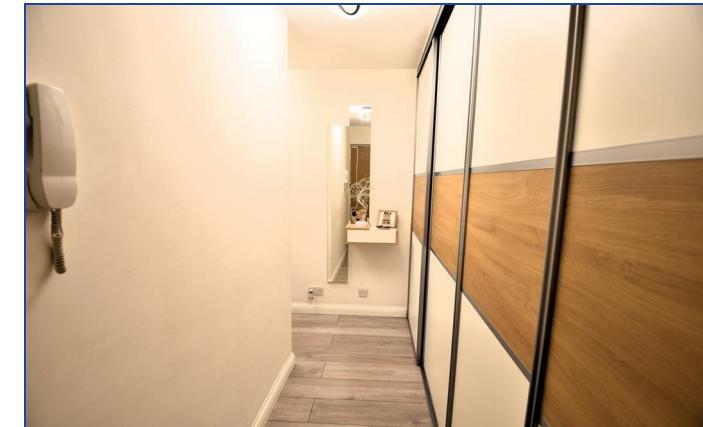


TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

## Entrance Hall

Living Room 14'9 x 13'0 (4.50m x 3.96m)

Kitchen 10'1 x 7'0 (3.07m x 2.13m)

Dining Room ( originally bedroom 3 ) 10'3 x 6'7 (3.12m x 2.01m)

Bedroom One 13'0" x 10'0" (3.96 x 3.05)

Bedroom Two 13'0" x 7'9 (3.96m x 2.36m)

Bathroom 7'9 x 6'8 (2.36m x 2.03m)

Communal gardens to front & rear

## Underground parking space

