



LITTLE BRIGHTS ROAD  
BELVEDERE

Guide Price £200,000

TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Estate Agents





Guide Price £200,000 - £215,000

Situated in Belvedere and positioned at the back of this popular development is this exceptional one bedroom second floor flat. Built only recently by the renowned 'Bellway Homes' this property would be ideal for buy to let investors or first time buyers looking to get a foot on the housing ladder.

The property offers an open plan kitchen/diner with a section being used as a lounge area to sit and relax whilst looking out onto the well maintained communal green areas which are used by residents in the development. There is a double bedroom and the family bathroom is just off the hallway.

Outside there is allocated parking for residents. There is also a Travel Lodge with a Marston's restaurant attached for those who love having pub lunches or family meals. There is also a new Starbucks directly opposite for those who need a fresh coffee first thing in the morning.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## LITTLE BRIGHT'S ROAD

BELVEDERE

- Second Floor Flat
- One Double Bedroom
- Open Plan Kitchen
- Lounge With Access To Balcony
- Area: 469 Sq.Ft
- Allocated Parking Space
- EPC: B 81
- Close To Train Station
- Local Shops And Drive Through Coffee Shop
- Ideal First Time Buy Or Investment

