

# Anthony Martin

Estate Agents



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Gertrude Road, Belvedere

£850

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Estate Agents

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## Gertrude Road, Belvedere

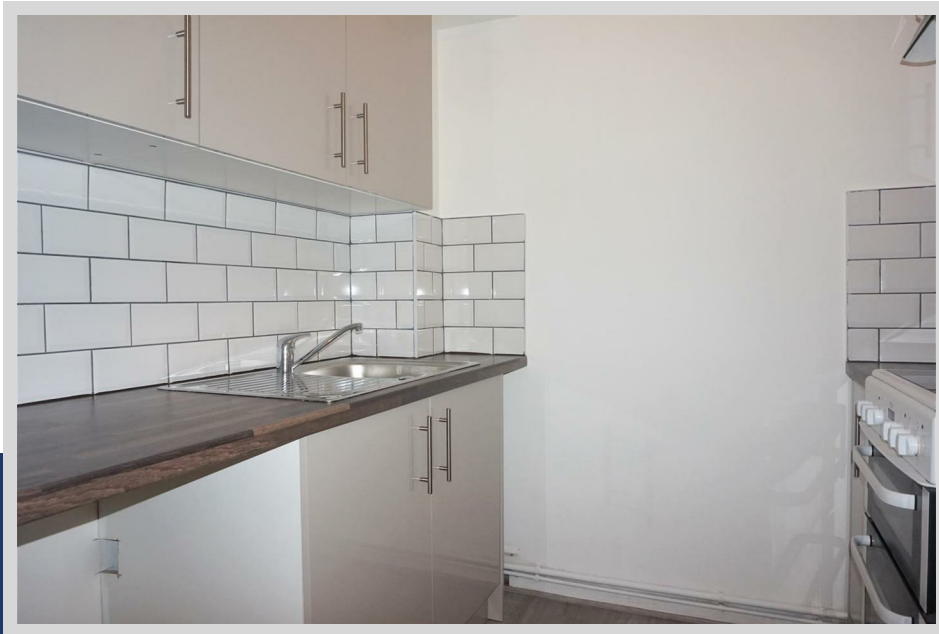
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- Style: Purpose Built First Floor Flat
- Receptions: 1
- Area: 376 Sq.Ft
- EPC: D 60
- Close To Belvedere Train Station
- Bedrooms: 1
- Bathrooms: 1
- Outside: Communal Garden
- Parking Off Street Available
- Available Early November

Situated in the heart of Belvedere surrounded by many Victorian houses is this purpose built first floor flat.

The property comprises of a communal entrance door leading to the entrance into the flat. As you enter the property the lounge is at the front of the building with the kitchen separated within. The bathroom is a generous size offering a large shower unit. The bedroom fits a king size bed and plenty of added wardrobe space and looks out onto communal gardens.

Please call us today to book your internal viewing on 01322 557 457 (opt 2)



**Entrance Hall**

**Lounge/Diner**

13'7 x 11 (4.14m x 3.35m)

**Kitchen**

7'3 x 6 (2.21m x 1.83m)

**Bedroom 1**

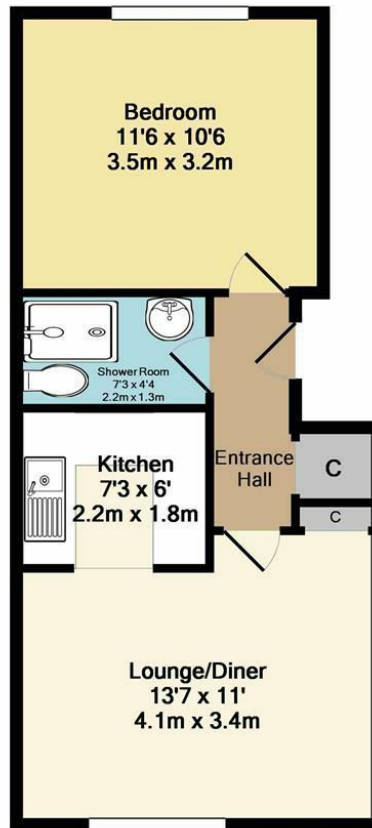
11'6 x 10'6 (3.51m x 3.20m)

**Shower Room**

7'3 x 4'4 (2.21m x 1.32m)







Total Approx. Floor Area 376 Sq.Ft. (34.9 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.