

TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of each window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The sources, systems and appliances shown have not been tested and no guarantee is made that they will be in place at the time of completion of the purchase.
Based on drawings 1/2022

rightmove

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

**9 Midfield Parade, Mayplace Road East
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DA7 6NB**

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**Guide Price
£250,000**

Little Brights Road Belvedere

***** GUIDE PRICE £250,000 *****

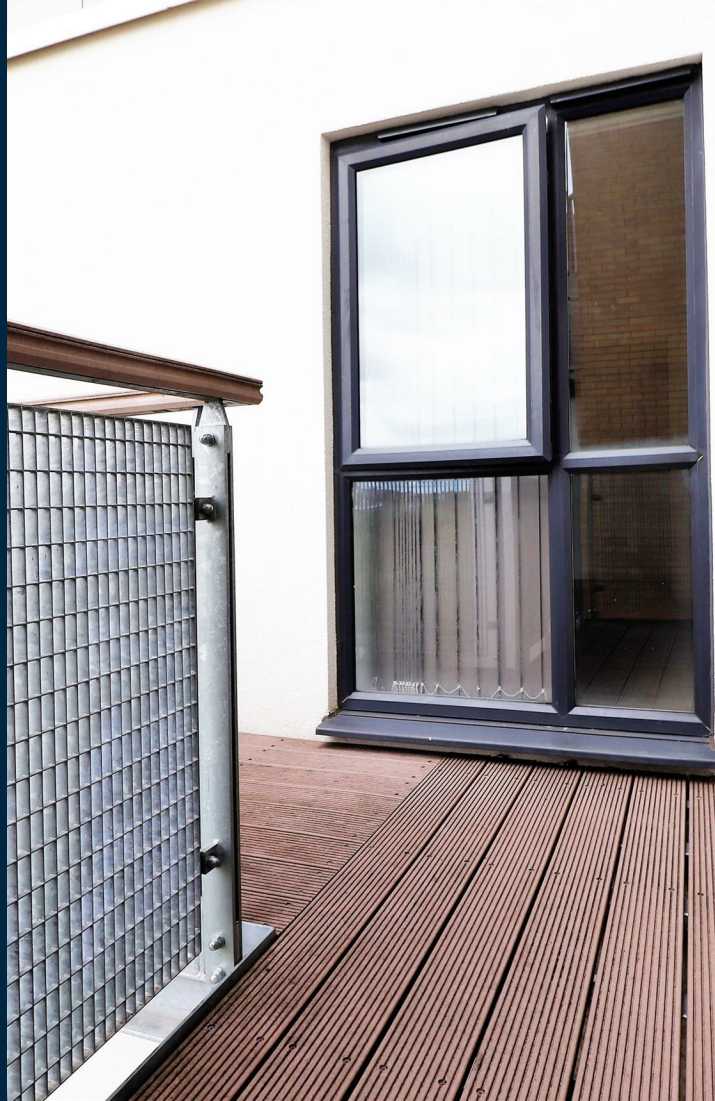
Offered to the market is this charming two double bedroom, purpose built fourth floor flat. The property is situated on a popular development within Belvedere and is within walking distance to Belvedere train station, which is perfect for commuters who need easy access into London. The property is ideally suited to first time buyers looking to get onto the property ladder and benefit from a modern day flat.

The property offers a contemporary open plan arrangement with a spacious kitchen, lounge and dining area incorporated together. With a view overlooking the stunning communal gardens, this apartment's balcony is a perfect place to kick back and relax. On this development a restaurant and a local Travelodge can be found if you can't hold all of your guests for the evening.

The property offers an en suite shower room to the master bedroom and a spacious family bathroom off the hallway with the second bedroom situated close by.

There is allocated parking too and plenty of parking locally for any guests who wish to enjoy your new property with you.

Please note we are unaware if the property requires an EWS1 form and research should be made prior to any viewings arranged.



- **Purpose Built 4th Floor Flat**
- **Two Spacious Bedrooms Master With En Suite Shower Room**
- **Open Plan, Lounge, Kitchen, Diner**
- **EPC: B 82**
- **Chain Free**
- **Private Balcony Over Looking Communal Gardens**
- **Allocated Parking**
- **Close To Belvedere Station**
- **Close To Local Amenities**
- **Ideal First Time Buy**

