



Belmont Hill SE13
£300,000

jdm
LETTINGS

Description:

JDM are pleased to offer this bright two bedroom apartment located in a fantastically convenient location which is close to Blackheath Village (about 0.8 miles) and even closer to Lewisham's excellent transport links. The DLR being just 0.5 miles - perfect for the commuter! The property is set in a peaceful and well looked after development.

The apartment needs some TLC, so is a great opportunity to update and decorate to your own taste and specification. It comprises a good size lounge and with the benefit of being on the top floor, has wonderful views and is also south facing. There is a good size master bedroom, second bedroom, bathroom and the kitchen with all its original features. The property has off street parking, is double glazed, has gas central heating and storage in the hallway. All in all an excellent first time buy or investment and is offered chain free.

Journey times according to TFL's Journey Planner:

Trains from Lewisham to London Bridge - from 8 minutes
Trains from Lewisham to Charing Cross - from 16 minutes
Lewisham DLR to Canary Wharf - from 18 minutes



Directions: From Blackheath Village Train station, head south up the hill to the mini roundabout. Turn right into Lee Terrace. Continue along the road, which becomes Belmont Hill. The Squirrels development is located on the left hand side.

Tenure: Leasehold

Lease term 156 years from 25 December 1971

Ground Rent: £150 p.a

Service Charge: £1300 p.a approx

Council Tax Band: C - £1208.31



Room Dimensions:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	73
EU Directive 2002/91/EC			

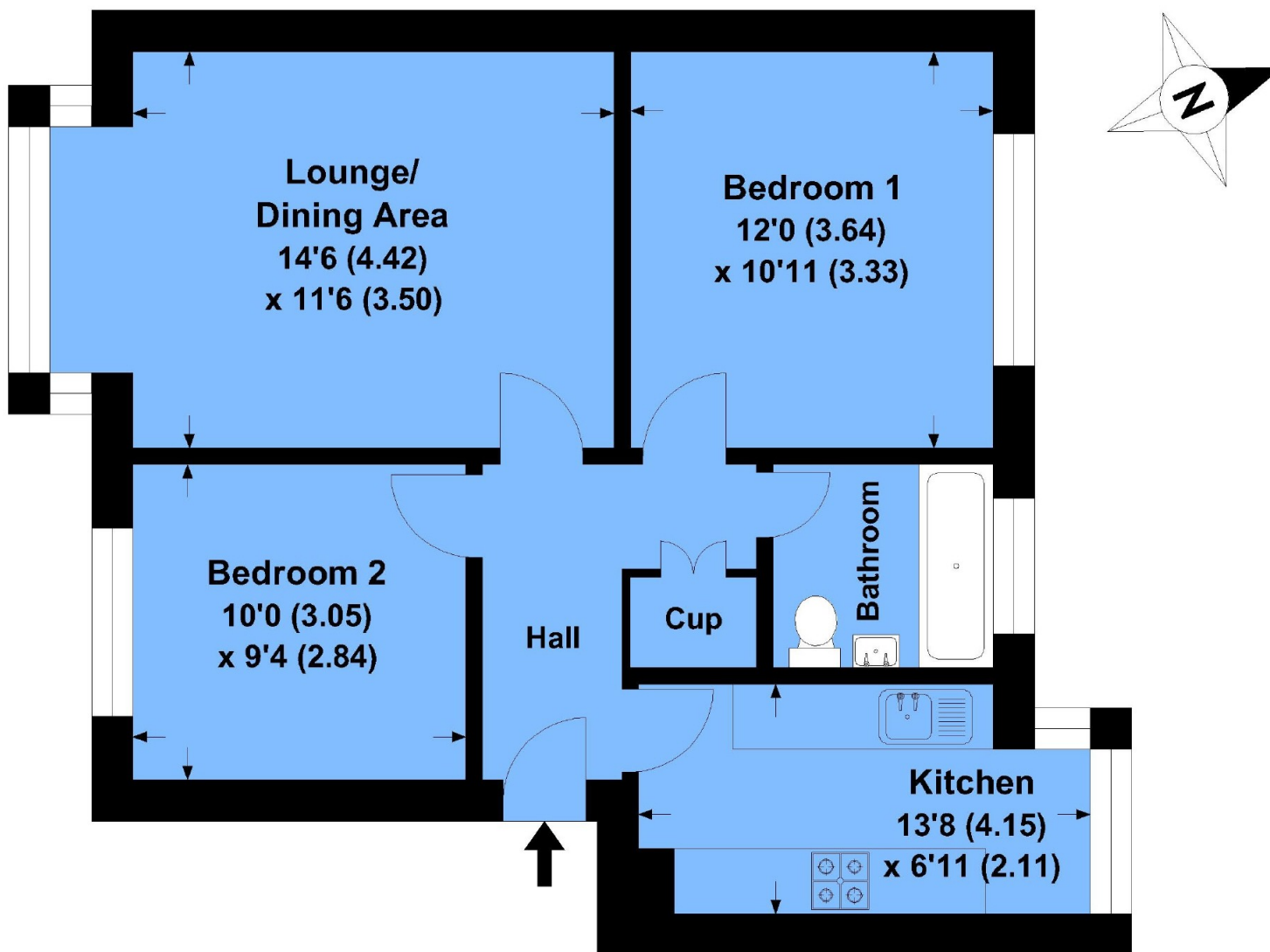
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		62	73
EU Directive 2002/91/EC			

Please contact the branch for a complete copy of the EPC document



The Squirrels

APPROX. GROSS INTERNAL FLOOR AREA 641.09 SQFT / 59.56 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Blackheath Village

36 Montpelier Vale, Blackheath, London SE3 0TA

020 8463 0091 e bh@jdmonline.com



jdm
LETTINGS