



## Belmont Road, , Erith, DA8 1LB

- Chain free
- Great first purchase or buy to let
- Two double bedrooms
- Good lease
- Floor Area: 680 sq ft
- Spacious property
- Approx rental income of £1400pcm
- Good size lounge
- Call Hunters to view
- EPC Rating: C

**Price Range £210,000**



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## DESCRIPTION

\*\* CHAIN FREE \*\*

\*\* OVER 100 YEAR LEASE \*\*

\*\* PRICE RANGE £210,000 - £220,000 \*\*

Introducing a splendid opportunity nestled on Belmont Road in Northumberland Heath: a chain-free two double bedroom flat boasting a long lease of over 100 years. This residence offers the perfect blend of convenience and comfort, with easy access to local schools, shops, and transportation, enhancing your daily lifestyle.

Step into spacious accommodation featuring two generously proportioned bedrooms, providing ample space for relaxation and rest. The property further boasts a good-sized lounge area, ideal for entertaining guests or unwinding after a long day. The well-appointed kitchen offers functionality and practicality, while the shower room provides convenience.

Whether you're a first-time buyer seeking a place to call home or an investor looking for a lucrative opportunity, this property presents a compelling option. With a potential rental income of approximately £1400 per calendar month, it's an attractive proposition for buy-to-let investors seeking a steady return on investment.

Don't let this opportunity pass you by. Contact Hunters today to schedule a viewing and discover the immense potential and value this property holds.

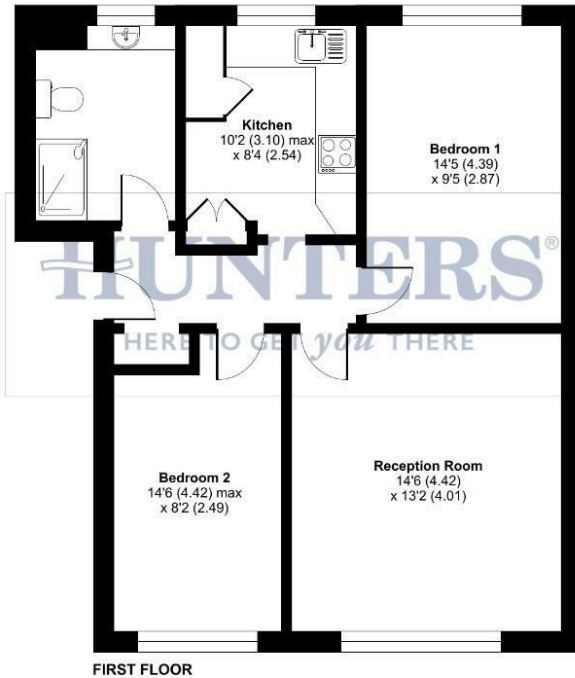




## Belmont Road, Erith, DA8

Approximate Area = 680 sq ft / 63.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Hunters Kent Ltd - Acolbywood & Bexleyheath. REF: 1116477

### Viewings

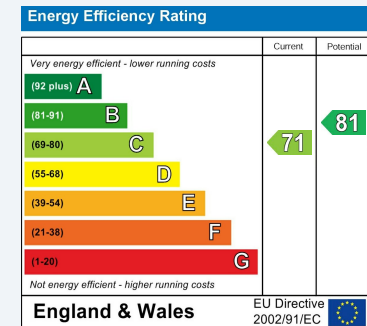
Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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