

Ground Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	75	69	69

Energy Efficiency Rating: A (75) / Potential: A (75)
 Environmental Impact (CO₂) Rating: D (69) / Potential: D (69)

Energy Performance Certificate

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

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DISCLAIMER
 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



Shortlands Close , Belvedere , Kent , DA17 5QY

ONE BEDROOM FIRST FLOOR | NEWLY REDECORATED | OFFERED UNFURNISHED | DOUBLE GLAZED

ELECTRIC HEATING | SHOWER OVER BATH | OVEN AND WASHING MACHINE | CARPET THOUGHOUT

Per Calendar Month: £850.00



Shortlands Close , Belvedere , Kent , DA17 5QY

We are pleased to offer to let, this well-presented 1-bedroom first floor flat located in Belvedere. Situated in a peaceful close with off-street parking and conveniently located for Abbey Wood & Belvedere Stations, Shops & Public Transport. This generous accommodation consists of a Spacious Lounge/Diner, Kitchen, Double bedroom & Modern Bathroom. Available end of January

LOCATION

DIRECTIONS

LIVING ROOM

4.90m (16' 1") x 3.10m (10' 2")

Excellent-sized reception room with a wealth of space for lounge furniture. With carpet flooring, neutral decor and a large window to the front aspect creating a bright and airy living space.



KITCHEN

3.30m (10' 10") x 2.92m (9' 7")

A good sized kitchen comprising units at eye and base level, integrated sink-drainer, oven and tiled splash-backs. Window to the rear aspect. Plenty of space for kitchen appliances such as a fridge-freezer and a washing-machine. Thermo-plastic tiles and neutral décor.



BEDROOM

3.76m (12' 4") x 2.82m (9' 3")

Large bedroom with ample space for a king size bed and bedroom furniture. Carpeted flooring, decorated in neutral colours and a window to the front aspect allowing plenty of light to flow throughout.



BATHROOM

3.30m (10' 10") x 2.36m (7' 9")

Three-piece family bathroom comprising a bath-tub with a overhead electric shower, wash hand basin and close coupled W.C. Frosted glass window to the rear aspect.



OPENING HOURS

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:00

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.