



**Deacon house, 35 Station road, Belmont, Surrey, SM2 6DF**  
**£99,950 Leasehold**



**WELL PRESENTED ONE BEDROOM GROUND FLOOR RETIRMENT FLAT** Located in the heart of Belmont Village offering a variety of local shops, Restaurants, Bus service & Br Station into London. Easy access to A217 & M25. The development has good communal facilities including \* Communal lounge \* Laundry \* Guest suite \* Communal Garden with seating & Drying area. Property features include \* Lounge with Double glazed doors \* Fitted Kitchen with breakfast bar \* Generous storage cupboards, Fitted wardrobe to Bedroom \* Bathroom with over bath shower \* Double glazing \* Economy storage heating \* **NO CHAIN** \*

**COMMUNAL ENTRANCE :- ENTRY PHONE SYSTEM**  
Carpeted with double door to communal hallway.

**HARDWOOD FRONT DOOR :- Spy hole**

**ENTRANCE HALLWAY**

Spacious cloaks/storage cupboard, cupboard housing hot & cold water tanks, coved ceiling, smoke alarm, wall mounted **DIMPLEX** storage heater.



**LOUNGE ( 14'1 x 11'4 ) 4.30m x 3.47m**

Coved ceiling, wall mounted **DIMPLEX** storage heater, telephone & radio point, television aerial point, double glazed patio doors to **SMALL PAVED OUTSIDE SPACE**.



**KITCHEN ( 8'7 x 7'6 ) 2.63m x 2.31m**

Fitted with range of eye and low level units, roll top marble effect work surfaces, single drainer stainless steel sink unit with mixer tap, integrated electric oven, electric hob, fridge & freezer, part tiled walls, ceramic tiled floor, strip lighting, double glazed window.



**DOUBLE BEDROOM ( 10'9 X 8'4 ) 3.28m x 2.55m** Wall mounted **DIMPLEX** storage heater, double glazed window, built in wardrobe cupboard.



**BATHROOM /W.C. ( 7'4 x 4'9 ) 2.25m x 1.45m**

White suite comprising panelled bath with chrome mixer tap & shower attachment, shower rail and curtain, part tiled walls, pedestal wash hand basin, low flush w.c., wall mounted electric heater, shavor point with light, extractor fan.



**COMMUNAL FACILITIES:** Communal lounge with access to Garden, Laundry also with access to Garden, Guest suite

**OUTSIDE :-**

Well maintained rear communal garden with seating area, drying area.

**UNDERCOVER PARKING**



**Lease :- 93 Years remaining**  
**Service charge :- Currently £343.29 per month**  
**Council tax band \* C \***

We have not tested any apparatus, equipment, fitting or services and therefore cannot verify that they are in working order. Purchasers should satisfy themselves in all matters concerning planning consents, building regulations, leases and extension potential. Purchasers are also advised to arrange their own survey. anncharles property services