



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



One bedroom first floor Retirement flat in pretty village location with good local shops ,
café's , Restaurants & BR Station on the doorstep. Easy access to A217 & M25 for
visitors. Property features include * Lounge/diner with door to Balcony * Fitted kitchen
* Double bedroom with fitted wardrobe cupboard *Spacious shower room *Economy 7
storage heating * Generous storage cupboards. Communal facilities include *
Communal lounge & Laundry both with direct access to Rear Garden & Drying area *
Guest suite *

COMMUNAL ENTRANCE :- ENTRY PHONE SYSTEM
Carpeted with double door to communal hallway. Stairs & Lift to first floor

HARDWOOD FRONT DOOR :-

ENTRANCE HALLWAY

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



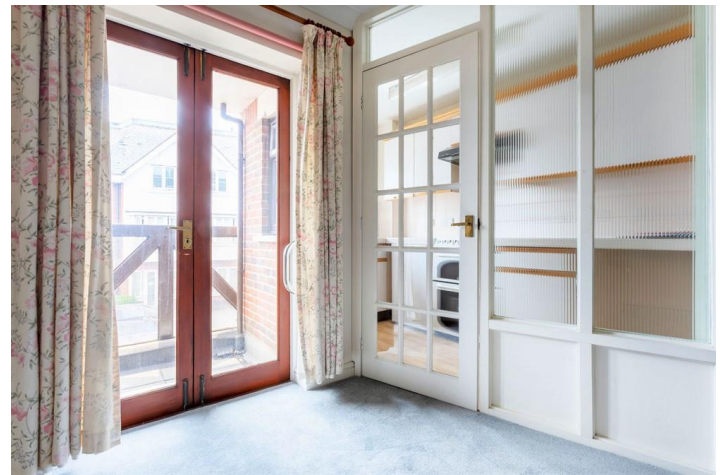
LOUNGE (18'6 x 10'11) 5.67m x 3.08m narrowing to (8') 2.43m

Coved ceiling, wall mounted **DIMPLEX** storage heater, telephone & radio point, wall mounted entry phone, television aerial point, newly fitted Grey carpet, double glazed doors to BALCONY.



KITCHEN (10'3 x 5'2) 3.14m x 1.58m narrowing to (3'7) 1.13m

Fitted with range of eye and low level units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, electric cooker, fridge, part tiled walls, vinyl flooring, strip lighting, wall mounted Dimplex electric heater, double glazed window.



DOUBLE BEDROOM (10'9 X 8'9) 3.32m x 2.71m

Wall mounted **DIMPLEX** storage heater, double glazed window, built in wardrobe cupboard with hanging rail, newly fitted grey carpet, double glazed window.



SHOWER ROOM/W.C.

White suite comprising corner shower cubicle with Triton electric shower, pedestal wash hand basin, low flush wc, extractor fan, wall mounted Dimplex electric heater. Vinyl flooring.



COMMUNAL FACILITIES: Communal lounge & Laundry both with access to Garden 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 :- 92 Years remaining (125 years from August 1989)
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