



**13 Deacon house, 35 Station Road, Belmont, Surrey, SM2 6DF
£175,000 leasehold**



Modernised & Redecorated First floor Two bedroom Retirement flat including newly fitted carpet throughout. Situated in a popular Village location with all amenities on the door step including S3 Bus stop into Sutton, Dentist, Local Church, BR Station into London, Restaurants & Café. property features include *Refitted Modern Kitchen/ breakfast room with appliances* Refitted Bathroom with shower attachment *Master bedroom with fitted double wardrobe cupboard *Economy 7 storage heating *Communal facilities on Ground floor level including Lounge with access to Well maintained Garden with seating area*Laundry *Guest suite *undercover parking

COMMUNAL SECURITY ENTRANCE :- Carpeted

LIFT & STAIRS TO FIRST LANDING:- Bright with view of Rear Garden

**NEW FRONT DOOR:- Leading to
L SHAPED ENTRANCE HALLWAY**

Cloaks / Storage cupboard, Wall mounted Dimplex storage heater, second storage cupboard housing hot water tank, access to loft space, smoke alarm, double glazed window.

LOUNGE /DINER (12'11 x 12'11) 3.94m x 3.94m

Ornamental electric fire place, wall mounted entry phone, coved ceiling, newly fitted Grey carpet, sliding glazed door leading to Kitchen



REFITTED KITCHEN/ BREAKFAST ROOM (8'8 X 6'4) 2.65m x 1.95m

Fitted with Modern white units with chrome handles, one and a half bowl stainless steel sink unit with mixer tap, Integrated electric oven & hob, extractor fan, part tiled walls, Integrated fridge & freezer, grey vinyl flooring, double glazed window.



MASTER BEDROOM (10'10 X 8'11) 3.32m x 2.73m

Built in double wardrobe cupboard with sliding doors, wall mounted Dimplex storage heater, double glazed window, new grey fitted carpet.



BEDROOM TWO (11'8 x 6'7) 3.57m x 2.03m

Wall mounted storage heater, coved ceiling, Fitted grey carpet, double glazed window.



REFITTED MODERN BATHROOM/WC

Fitted with a white suite comprising panelled bath with chrome mixer tap and shower attachment, low flush w.c., pedestal wash hand basin, part tiled walls, two double glazed frosted windows, attractive laminate flooring.



COMMUNAL FACILITIES:- Located on ground floor level a delightful lounge with access to Garden, laundry room with access to Garden, Guest room with ensuite .

OUTSIDE:- Well maintained Gardens with seating areas, mature trees and bushes, Paved Drying area with large rotary line, Gated parking (spaces not allocated)



Lease :- 91 Years Remaining (125 years from 01/08/1989)

Service charge :- £376.38 per month (includes ground rent, office manager(Available Tuesdays & Thursdays) 8am -2.30pm, laundry, maintenance of grounds.

Council tax band * C* **£1,718.33 per year (there will be a discount for a single person)**

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 estate agents.