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Flat 23, 23 Court Lodge Enth Road, Belvedere, DA17 6JD



# Flat 23, 23 Court Lodge Erith Road, Belvedere, DA17 6JD

## Guide Price £180,000-£200,000

OVER 60'S RETIREMENT - This well-presented two-bedroom apartment is located on the second floor of the much sought-after Court Lodge Development, exclusively designed for residents aged 60 and over. The apartment offers a comfortable and spacious living experience, featuring a bright and airy lounge perfect for relaxation, as well as two generously sized double bedrooms, both offering plenty of space for furniture and personal touches.

The fitted kitchen is equipped with ample counter and cupboard space, making it ideal for preparing meals with ease. Throughout the apartment, there is abundant storage, ensuring a clutter-free and organised living environment.

In addition to the private living spaces, the development boasts communal facilities including a lounge, kitchen, and WC, creating a welcoming area where residents can come together to socialise and enjoy shared activities. These communal spaces offer a great opportunity to build friendships and enjoy a sense of community.

The communal areas of the development are equally appealing, with well-maintained and beautifully landscaped gardens that offer residents the opportunity to enjoy outdoor space in a peaceful and serene setting. The building is equipped with a lift, providing easy access to the apartment, making it ideal for residents with mobility needs.

Situated just a short distance from the vibrant Nuxley Village, the apartment benefits from its proximity to a wide array of local amenities, including shops, pubs, hairdressers, and chemists. For those who enjoy venturing further afield, the development is well-connected with excellent bus links to key areas such as Woolwich, Erith, Plumstead, and Bexleyheath, ensuring easy access to nearby shopping centres, entertainment, and services.

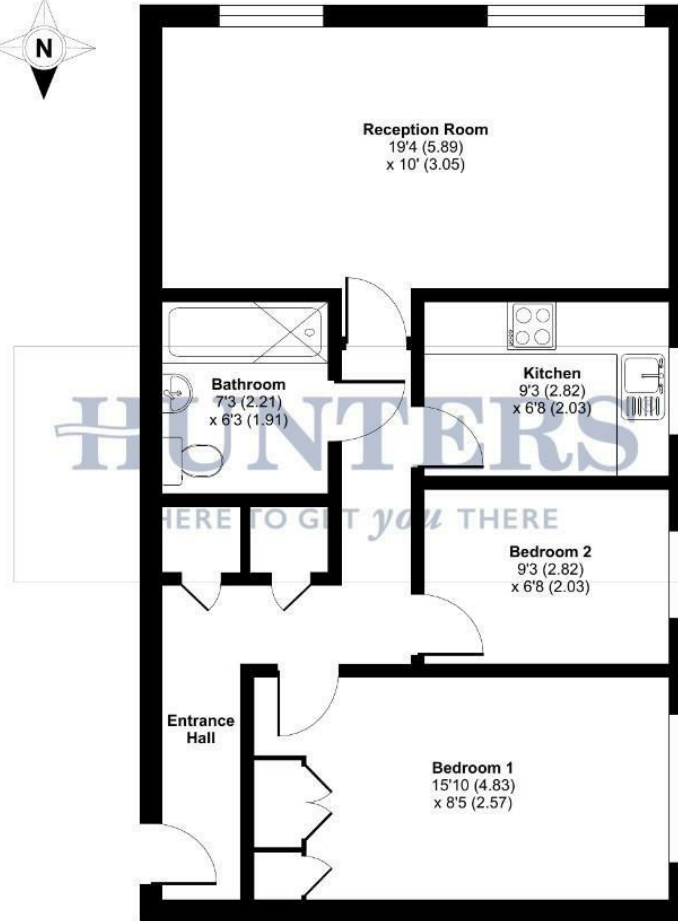
Overall, this property offers a perfect blend of comfort, convenience, and community, making it an ideal home for those looking to enjoy a relaxed

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Approximate Area = 644 sq ft / 59.8 sq m

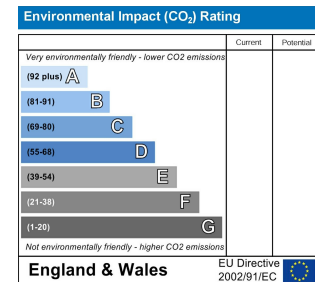
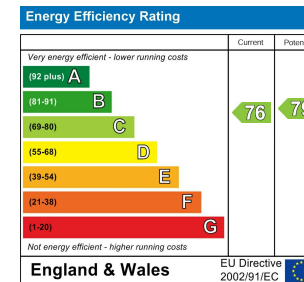
For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/accom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevleyheath. REF: 1195423



**COMMUNAL ENTRANCE**

**ENTRANCE HALL**

**RECEPTION ROOM**

19'4 x 10'0

**KITCHEN**

9'3 x 6'8

**BEDROOM ONE**

15'10 x 8'5

**BEDROOM TWO**

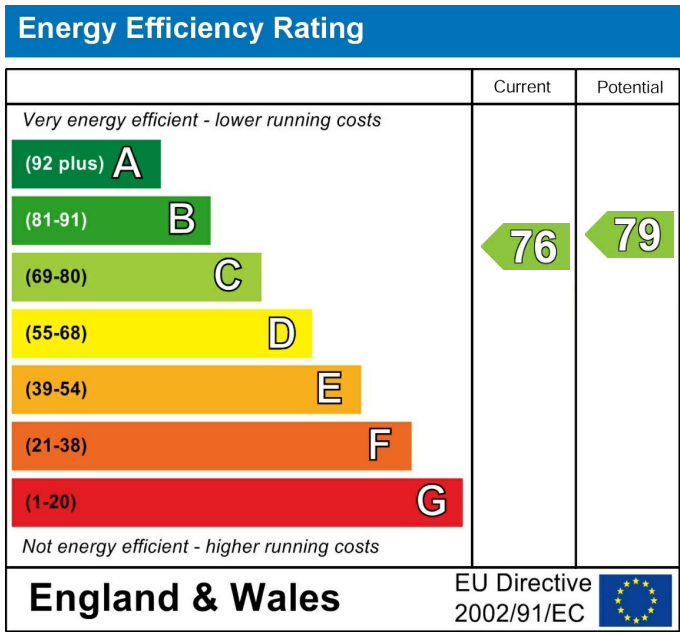
9'3 x 6'8

**BATHROOM**

**COMMUNAL GARDENS**

**COMMUNAL LOUNGE**

**COMMUNAL KITCHEN**



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. 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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