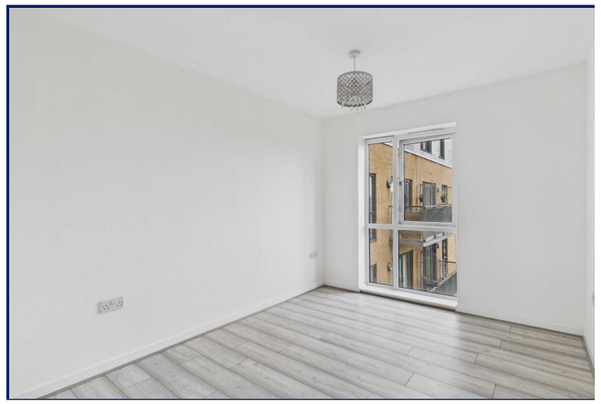
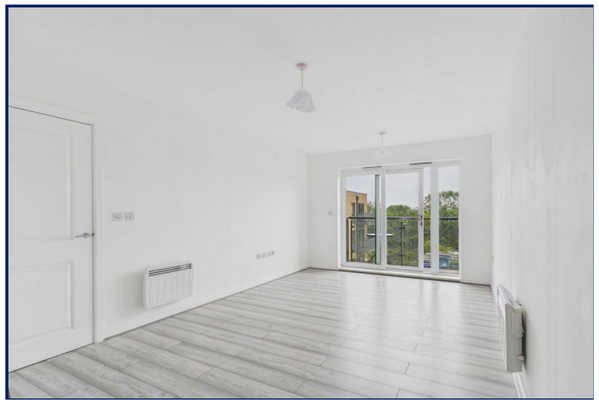


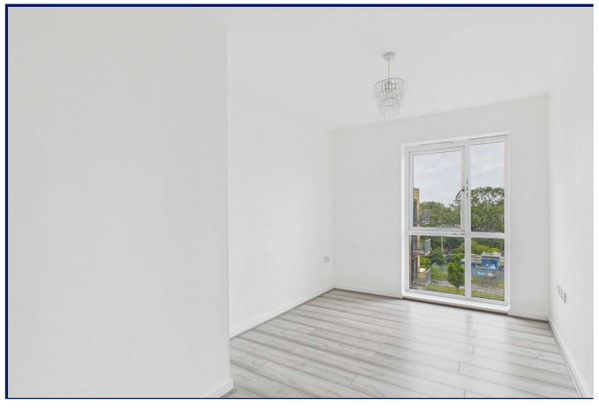














41 Jutland House, Little Brights Road,
Belvedere, DA17

Guide Price: £260,000 - £270,000
Leasehold

Reeds Rains

reedsrains.co.uk

41 Jutland House, Little Brights Road, Belvedere, DA17

Guide Price: £260,000 Leasehold

Council Tax Band: C
EPC Rating: C

Reeds Rains are delighted to present this Chain free two bedroom apartment within the sought-after Belvedere Park development. Guide Price £260,000 - £270,0000

Communal Entrance
Lift to all Floors.

Entrance Hall
3'6" x 12'2" (1.07m x 3.7m)
Entrance door, Utility cupboard with space for washing machine, laminate flooring.

Bedroom One
8'10" x 12'9" (2.7m x 3.89m)
Double glazed window to side, electric heater, fitted wardrobe, laminate flooring.

Ensuite Bathroom
4'5" x 7'5" (1.35m x 2.26m)
Part tiled walls, Shower cubicle, WC , Wash hand basin, Heated towel rail, Tiled floor.

Bedroom Two
8'2" x 12'9" (2.5m x 3.89m)
Double glazed window to side, electric heater, laminate flooring.

Bathroom
7 x 5'6" (7 x 1.68m)
Part tiled walls, Panelled bath with shower attachment, Wash hand basin, WC, Heated towel rail, Tiled floor.

Open Plan Living Area
10'8" x 23'5" (3.25m x 7.14m)
Double glazed door to balcony, two electric heaters, laminate floor, Fitted wall and base units, space for fridge freezer, electric hob with extractor fan, electric cooker, vinyl flooring.

Balcony
Decked

Lease Details
Lease over 106 years
Service Charge £2610 PA

Ground rent £365 PA

AML Checks
By law, we required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Landmark, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Landmark will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40+ VAT per person will apply for these checks, and Landmark will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

The Reeds Rains branch at 2 Hythe Street, Dartford, Kent DA1 1BX is operated by Overton Rudd Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Overton Rudd Limited is registered in England within Company Number 05247273. Registered Office: 2 Hythe Street, Dartford, Kent DA1 1BX

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk