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- * GROUND FLOOR MAISONETTE * TWO GOOD SIZED BEDROOMS *
- * PRIVATE LANDSCAPED REAR GARDEN * WELL PRESENTED THROUGHOUT *
- * SPACIOUS LIVING ROOM * LOVELY FITTED KITCHEN *
- * MODERN SHOWER ROOM * £250 GROUND RENT NO SERVICE CHARGE *
- * CLOSE TO MANY LOCAL AMENITIES * VIEWING HIGHLY RECOMMENDED *



1 Mossgate Close
Belvedere, DA17 5QW

£290,000 - £310,000

Village Estates are delighted to offer to the market this **STUNNING TWO BEDROOM GROUND FLOOR MAISONETTE**. Offering a private garden to the rear and additional garden to the side. This property offers very good sized rooms and is situated within easy reach of many local amenities. Viewing comes highly recommended....



EPC RATING D

COUNCIL TAX BAND C

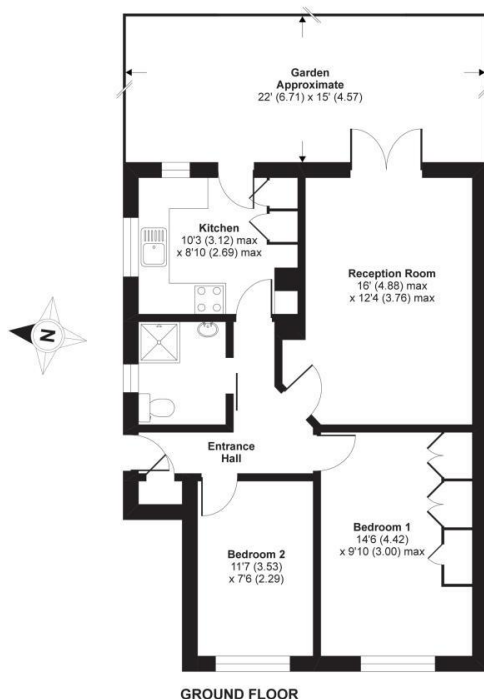
LEASE TERM 91 YEARS REMAINING

GROUND RENT £250 P/A

NO SERVICE CHARGE

Mossgate Close, Belvedere, DA17

APPROX. GROSS INTERNAL FLOOR AREA 633 SQ FT 58.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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We understand this property is Leasehold.

VIEWING:

Via **Village Estates** on 01322 522111

Monday to Friday 9am-6pm, Saturday 9am-5pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.