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Old College Court, Belvedere  
£1,300

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**Anthony Martin**  
Estate Agents

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## Old College Court, Belvedere

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- 2 Bedroom Flat
- Oozing With Character
- Allocated Parking
- En Suite Shower Room
- 705 SQ FT
- Split Level
- Stunning Converted Block
- Available 1/10/12
- EPC D - 66

Anthony Martin are delighted to offer this unique split level conversion apartment, within this sought after development in Belvedere, which oozes with character from start to finish.

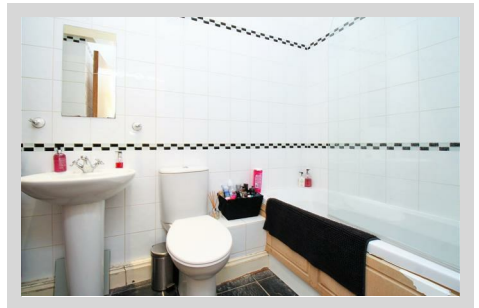
Upon entering this property which is positioned behind gates, you will be greeted by a large communal area which is an integral part of this unique building.

Internally this first floor flat is laid over over two levels and boasts spacious living accommodation throughout.

On the ground floor is an open plan lounge/kitchen diner which is heart of the home.  
A great space for entertaining guests in.

On the second floor are two separate bedrooms with one having a private en suite shower room and a further bathroom off the hallway.

Externally is allocated parking for one vehicle.



**Communal Entrance Door**

**Communal Area**

**Entrance Door To Flat**

**Entrance Hall**

**Lounge/Diner**

16'10 x 14'9 (5.13m x 4.50m)

**Kitchen**

9'1 x 7'2 (2.77m x 2.18m)

**1st Floor Landing ( Split Level Flat )**

**Bedroom 1**

11'8 x 11'5 (3.56m x 3.48m)

**En Suite**

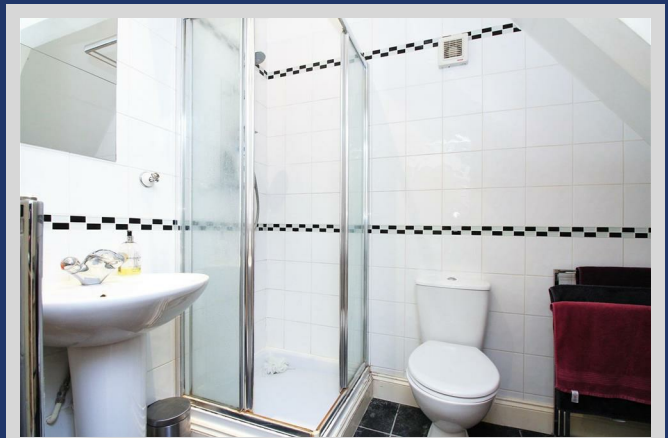
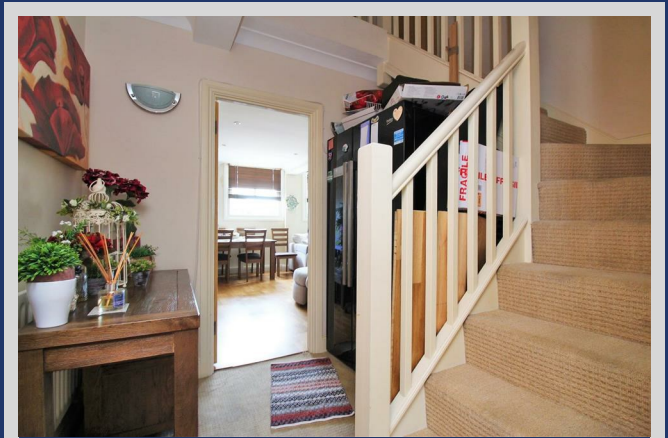
7'11 x 5 (2.41m x 1.52m)

**Bedroom 2**

8'9 x 7'1 (2.67m x 2.16m)

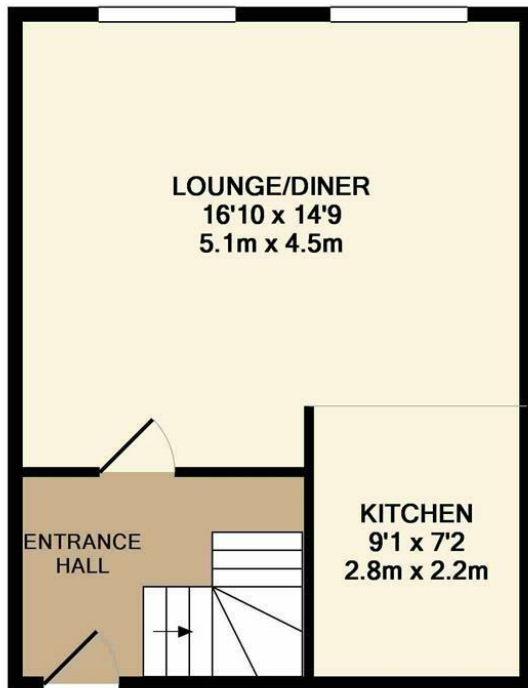
**Bathroom**

10'7 x 5 (3.23m x 1.52m)

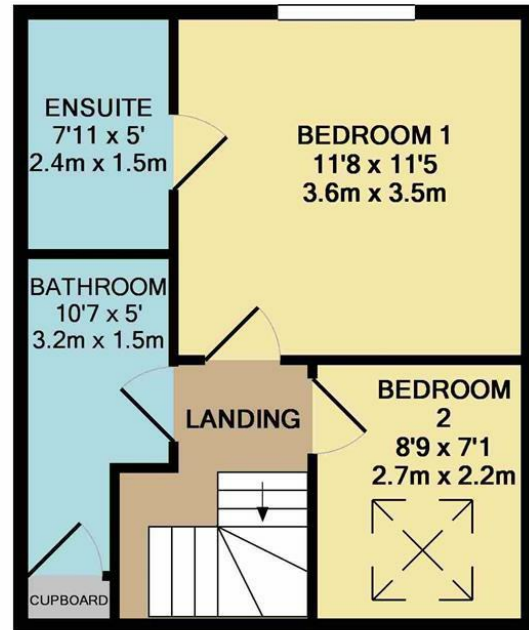








ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.