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- Highly Sought After Location
- Ground Floor
- Well Presented
- Secure Entry System
- Beautiful Gardens
- Balcony
- One Double Bedroom
- Double Glazing
- Allocated Parking
- Close to Metro and Bus Services





****ATTENTION LANDLORDS****

Stunning ground floor one bedroom flat with balcony situated in the highly regarded Belvedere Gardens, a luxury development located in the ever popular area of Benton. The property is within close proximity to a range of local amenities and is a short walk from both Four Lane Ends interchange and Benton Metro station.

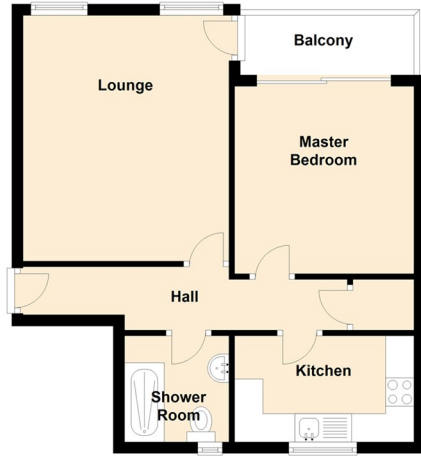
The property is well presented and briefly comprises:- entrance hall, spacious light and airy lounge, kitchen, master bedroom with sliding doors and balcony and there is also a shower room WC. Externally there are a range of communal gardens along with a residents parking area. The property offers an excellent rental investment with a tenant already in situ. We anticipate a high level of viewings.

Covid 19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time.




Ground Floor



Lounge 14'0" x 11'10" (4.28 x 3.63)

Kitchen 6'4" x 6'9" (1.95 x 2.07)

Master Bedroom 11'6" x 10'4" (3.53 x 3.16)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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