



Winston Close, , DA9 9DG
Guide price £160,000





GUIDE PRICE £160,000 - £170,000. Positioned within walking distance of Stone Crossing & Greenhithe Stations, is this ONE BEDROOM, TOP FLOOR (2nd) Apartment with JULIETTE BALCONY, ALLOCATED PARKING SPACE and Loft Storage Space. Nearby to Worcestor Park & Gardens which provide a lovely outdoor space in the warmer months, Commuter road networks for the A2 & M25 plus Bluewater Shopping Centre. The property is offered in EXCELLENT CONDITION with electric storage heaters & would make an ideal purchase for first time buyers or buy to let landlords. Viewings come HIGHLY RECOMMENDED.

Entrance Hall

Lounge / Diner

17'4" x 13'1" widest points (5.30 x 4.00 widest points)

Kitchen

7'10" x 6'2" (2.40 x 1.90)

Bedroom

13'1" x 9'6" widest points (4.00 x 2.90 widest points)

Bathroom

7'10" x 5'10" (2.40 x 1.80)

Leasehold Information

Lease term remaining: 92 Years.

Service charge: £1600 per annum - to include buildings insurance.

Ground rent: £110 per annum.

Landlord Information

We believe this property could achieve a monthly rent of between £775pcm - £800pcm. Providing an approx yield of between 5.63% - 5.81%.

Additional Information

TENURE
Leasehold.

COUNCIL TAX
Darford Council - Band B.

COMMUTING
Stone Crossing Station - 0.5 Miles (approx 11 minutes' walk)

NEARBY
Worcestor Park & Gardens - 0.2 Miles.
Bluewater Shopping Centre - 2 Miles (approx 6 minutes' drive)

Please note:

A 'Buyer Information Pack' is available on this property and can be provided prior to an offer

being made.

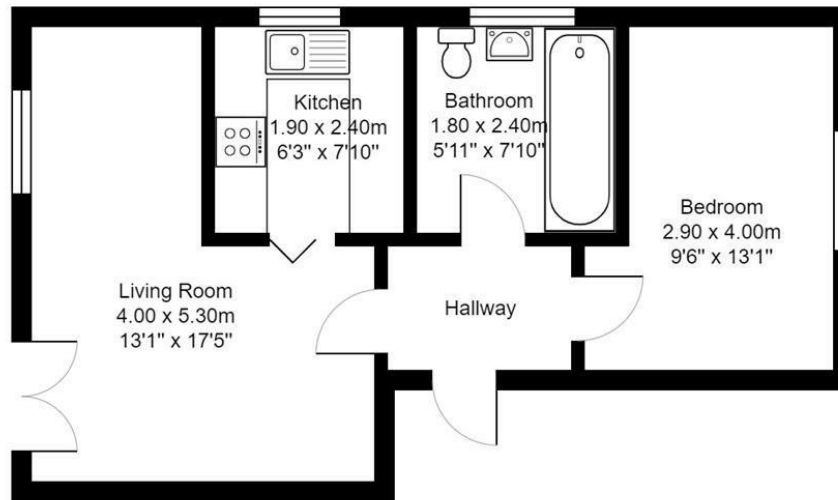
Any successful offer on this property will be subject to a Reservation Agreement with the seller. Please ask us for more information.

Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances or guidance on rental value, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.

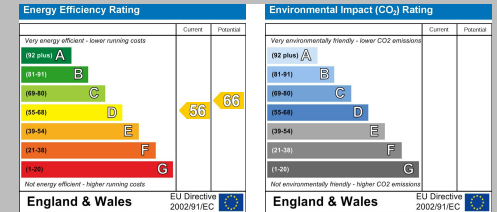


96 Winston Close, Greenhithe, DA9



Total Area: 42.6 m² ... 459 ft²

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 can be given.



SALES | LETTINGS | MORTGAGES | CONVEYANCING

Registered Address: 17 Swanbridge Road, Bexleyheath, Kent, DA7 5BP
Company Registration Number: 08960333.

