



Morgan Drive, Greenhithe, DA9 9DU
Guide price £200,000

The  Property Cloud



Take a look at the 360° Virtual Tour of this GORGEOUS, GROUND FLOOR, ONE BEDROOM MAISONETTE with direct access to your very own PRIVATE GARDEN. Internally you will find a tastefully decorated property with a MODERN Kitchen & PLENTY OF STORAGE, positioned at the end of a cul-de-sac with street parking to the front. There's a long lease, low service charge & you're positioned conveniently for Bluewater, Greenhithe station & Darent Valley Hospital. Add this one to your viewing list, we are certain you won't be disappointed.

Entrance Hall

Living Room

16'7" x 12'2" (5.07 x 3.73)

Kitchen

11'3" x 8'5" (3.43 x 2.58)

Master Bedroom

13'9" x 10'8" (4.20 x 3.26)

Bathroom

7'2" x 4'11" (2.20 x 1.50)

Private Garden

37'7" x 34'8" (11.47 x 10.57)

With side & rear access gates.

Additional Information

TENURE

Leasehold.

COUNCIL TAX

Dartford Council - Band B.

COMMUTING

Greenhithe Station - 1.6 Miles.

LOCAL AREA

Bluewater Shopping Centre - 2.4 Miles.

Darent Valley Hospital - 0.8 Miles.

Landlord Information

It is our opinion that this property could achieve somewhere in the region of £875pcm - £900pcm. Providing an approximate gross yield of 5.25%.

Leasehold Information

Lease term remaining: 95 Years.

Service charge: £86 per quarter.

Ground rent: £10 per annum.

Please note: The Property Cloud have not verified this information and recommend that your legal representative confirm this information is correct prior to legal commitment to the purchase.

Disclaimer

Please Note: All measurements

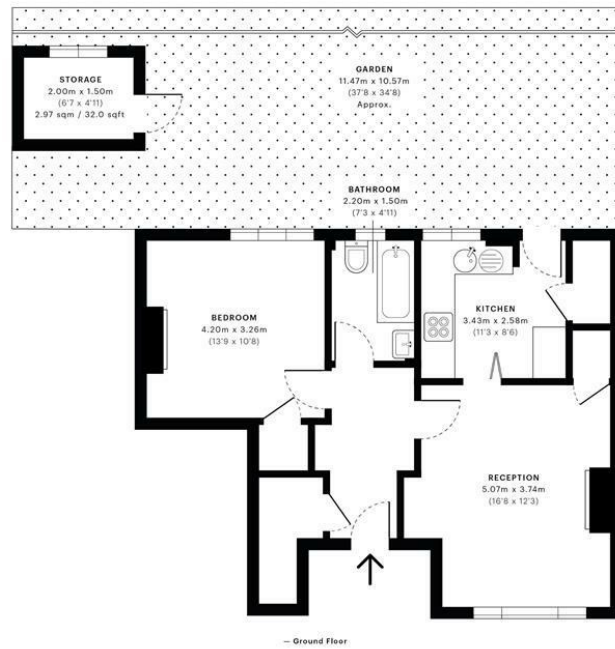
are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or 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, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



Morgan Drive, DA9

COMPIRE DATE: 11/06/2020
LATEST PLAN NUMBER: 24.990.207

GROSS INTERNAL AREA
46.1 Sqm / 496.0 Sqft



GROSS INTERNAL AREA (GIA) The footprint of the property.	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
46.1 Sqm / 496.0 Sqft	42.5 Sqm / 457.6 Sqft	0.0 Sqm / 0.0 Sqft	0.0 Sqm / 0.0 Sqft

spec
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room heights and widths are the maximum points of measurements marked in this plan.

RICS

IPMS 2B RESIDENTIAL
46.8 Sqm / 502.9 Sqft

IPMS 2C RESIDENTIAL
43.1 Sqm / 463.7 Sqft

IPCC ID
5ee38f724b5000a1e59031d

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	74	72	75

England & Wales EU Directive 2002/91/EC