



Castleridge Drive, , DA9 9WT
Guide price £260,000

The 
Property Cloud



Unexpectedly Back on the Market... **GUIDE PRICE** £260,000 - £270,000. Set within the popular St Clements Lakes development is this **TWO BEDROOM, TWO BATHROOM, MODERN APARTMENT**, positioned on the ground floor & providing **ALLOCATED PARKING**. The property benefits from an **OPEN PLAN LIVING** arrangement that incorporates the lounge, dining and kitchen space together, creating a bright, modern & sociable space that is perfect for entertaining. The bedroom spaces are great and with an **ENSUITE** plus main bathroom there is ample living space throughout. Additional benefits include a **LONG LEASE**, being nearby to shops, Bluewater Shopping Centre & only 0.5 Miles to Greenhithe Station. We **HIGHLY RECOMMEND VIEWING** this gorgeous apartment to fully appreciate all that is on offer.

Entrance Hall

Living Area

Kitchen

Master Bedroom

Ensuite Shower Room

Bedroom Two

Bathroom

Additional Information

TENURE
Leasehold.

COUNCIL TAX
Dartford Council - Band D.

COMMUTING
Greenhithe Station - 0.5 Miles.
A2 for M25 - 1.3 Miles.

Leasehold Information

Lease term remaining: 120

Service charge: £1662

Ground rent: £250

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.



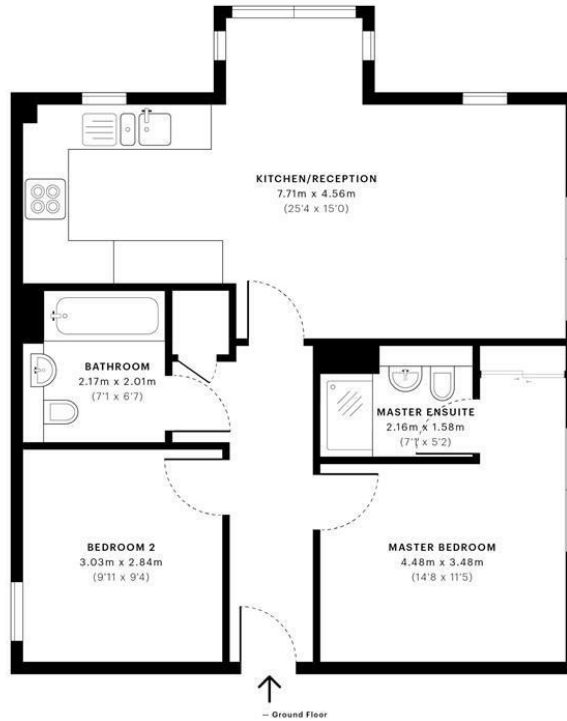


Castleridge Drive, DA9

CAPTURE DATE 27/06/2020 LASER SCAN POINTS 30,238,231

GROSS INTERNAL AREA

63.50 sqm / 683.51 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 63.50 sqm / 683.51 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes walkways, restricted head height 60.10 sqm / 646.91 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Standard size area under 2.0m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 64.07 sqm / 690.10 sqft
IPMS 3D RESIDENTIAL 61.88 sqm / 666.07 sqft
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(01-10) A		
(81-91) B	83	83	(11-20) B	90	90
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/29/IEC	



SALES | LETTINGS | MORTGAGES | CONVEYANCING

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

