



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



THE  
PROPERTY  
CLOUD





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 first 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 sizes are great with the second bedroom easily providing a home office space, plus with an ENSUITE off of the master & 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 / Dining Area

17'7" x 11'10" (5.36 x 3.62)

### Kitchen

11'0" x 8'3" (3.36 x 2.54)

### Master Bedroom

13'1" x 12'9" (4.00 x 3.90)

### Ensuite Shower Room

6'10" x 4'11" (2.10 x 1.50)

### Bedroom Two

9'10" x 8'10" (3.00 x 2.70)

### Bathroom

6'10" x 6'2" (2.10 x 1.90)

### Landlord Information

We believe this property could achieve a monthly rent of £1,250pcm providing a gross annual yield of 5.77% approximately.

### Leasehold Information

Lease term remaining: 120

Service charge: £1667

Ground rent: £250

### Additional Information

TENURE  
Leasehold.

### COUNCIL TAX

Dartford Council - Band D.

### COMMUTING

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

### Disclaimer

Please Note: All measurements

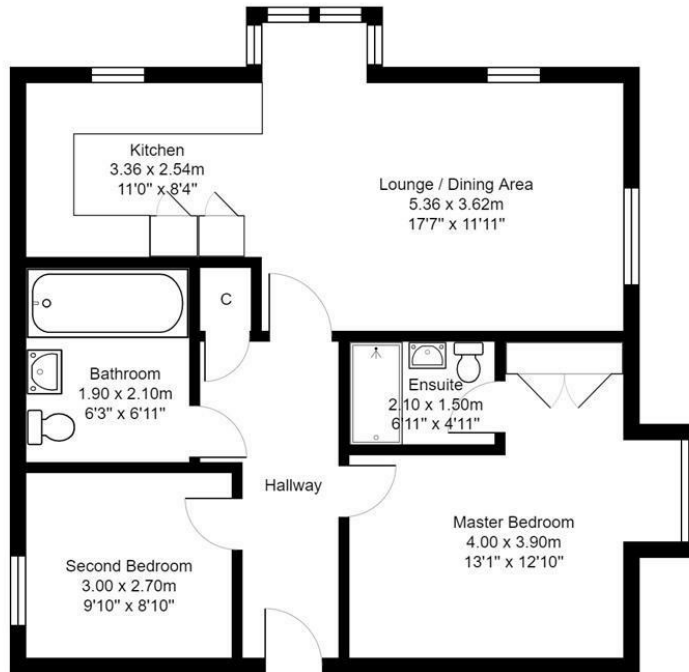
are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or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







Castleridge Drive, Greenhithe, Kent DA9



Total Area: 75.1 m<sup>2</sup> ... 809 ft<sup>2</sup>

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83		

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England & Wales EU Directive 2002/91/EC



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

