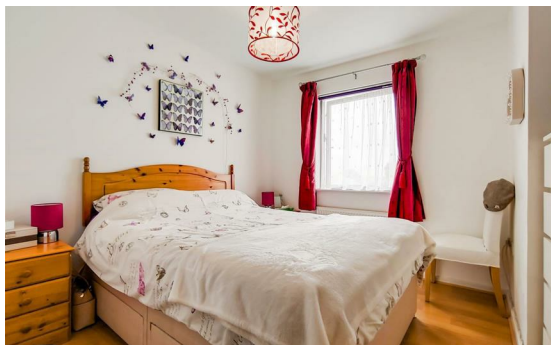




Dulcie Close, , DA9 9UL
Guide price £220,000

The  Property Cloud



GUIDE PRICE £220,000 - £230,000. Unexpectedly back on market! Check out this IMMACULATE, TWO DOUBLE BEDROOM, TWO BATHROOM, TOP FLOOR FLAT located within only 0.3 Miles of Stone Crossing Station. The property benefits from an approx 20ft OPEN PLAN LIVING/DINING ROOM & MODERN Kitchen, the perfect layout for when friends visit, two large bedrooms, en ensuite shower room & bathroom. Additionally, there is an ALLOCATED PARKING SPACE, 239 YEAR LEASE, Gas Central Heating, Double Glazing Throughout & Loft Access for Additional Storage. We HIGHLY RECOMMEND VIEWING this property to fully appreciate everything on offer.

Entrance Hall

Living / Dining Room

19'5" x 10'11" (5.94 x 3.35)

Kitchen

9'5" x 7'4" (2.89 x 2.25)

Main Bedroom

15'5" x 10'4" (4.71 x 3.17)

Ensuite Shower Room

5'4" x 4'9" (1.65 x 1.46)

Bedroom Two

12'0" x 10'9" (3.66 x 3.28)

Bathroom

6'10" x 6'3" (2.10 x 1.92)

Loft Access for Storage.

Parking

One allocated space (number 21) plus additional visitor bays for guests.

Leasehold Information

Lease term remaining: 239 years.

Service charge: £1,480 per annum.

Ground rent: £250 per annum.

Landlord Information

We believe this property could achieve a monthly rent of £1,000pcm, providing a gross average yield of 5.3%.

Additional Information

TENURE

Leasehold.

COUNCIL TAX

Dartford Council - Band D.

COMMUTING

Stone Crossing Station - 0.3 Miles.

Greenhithe Station - 1 Mile via London Road.

LOCAL AREA

The property is located 1 mile

walk (via Cliff Reach) or 2.8 mile drive (via London Road) from Bluewater Shopping Centre, which can be accessed via Fast Track Bus Route B from Ingress Park Avenue. Bluewater consists of over 300 shops, over 50 eateries and a variety of family fun establishments including a Showcase Cinema with 13 screens including iMax. Additionally, the property is 1.2 miles to the nearest Asda superstore.

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.





Dulcie Close, DA9

CAPTURE DATE 23/09/2020 LASER SCAN POINTS 21,329,889

GROSS INTERNAL AREA

63.06 sqm / 678.77 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
63.06 sqm / 678.77 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
59.34 sqm / 638.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 2.1m
0.00 sqm / 0.00 sqft



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 room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 63.51 sqm / 683.62 sqft
IPMS 3D RESIDENTIAL 60.02 sqm / 646.05 sqft
urc id: 5f61e51ba08e8a0da425562a

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81	83	83

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC