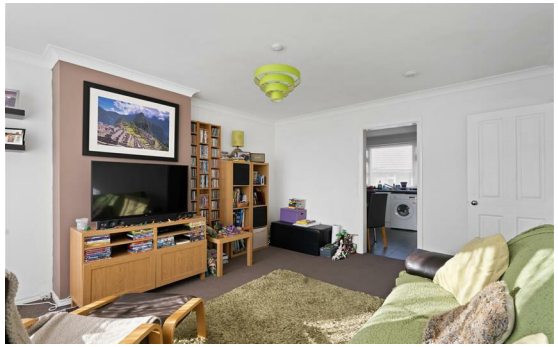
Chastilian Road, , DA1 3JJ
Guide price £250,000

THE PROPERTY CLOUD



Watch the video for this TWO BEDROOM, FIRST FLOOR MAISONETTE on a popular road in WEST DARTFORD. Located conveniently for Crayford station and several sought after schools and benefits from a Garden, LONG LEASE, Double Glazed Windows, Gas Central Heating, LOFT SPACE, MODERN Kitchen & Bathroom. Viewings come HIGHLY RECOMMENDED.

Entrance Hall & Landing
Carpeted. Frosted double glazed window to side. Cupboard housing meters. Cupboard for storage. Access to loft. Doors to:

Lounge/Diner
14'7" x 12'11" (4.46 x 3.94)

Kitchen
9'10" x 8'7" (3.02 x 2.64)

Master Bedroom
11'3" x 9'5" (3.45 x 2.88)

Bedroom Two
9'11" x 8'4" (3.04 x 2.55)

Bathroom
6'11" x 6'5" (2.11 x 1.98)

Garden

Additional Information
COUNCIL TAX
Dartford Council - Band B.

COMMUTING
Crayford Station (Zone 6) - 0.9 Miles

SCHOOLS
Wentworth Primary School - 0.2 Miles.
West Hill Primary School - 0.7 Miles via Dartford Road.
Dartford Grammar School for Girls - 0.7 Mile.
Dartford Grammar School - 0.9 Miles.

LOCAL AREA
Crayford High Street - 0.9 Miles - Providing an array of shops, businesses & restaurants to include Sainsbury's & Tower Retail Park.
Dartford High Street - 1.9 Miles via Dartford Road - Providing an array of shops, businesses & restaurants as well as Prospect Place Business Park, Priory Shopping Centre & Orchards Shopping Centre.

Leasehold Information
Lease Term Remaining: 113 Years.
Lease start date: 01 January 2009
Lease length at Renewal: 125 Years.
Lease end date: 01 January 2134

Service charge: £0.00

Ground rent: £150 pre annum.

Please note: The above charges have been provided by the sellers and will need to be verified by your solicitor before legal commitment to the purchase.

Landlord Information

There is currently tenant in residence, having been resident at the property for several years. Currently paying £850pcm.
We believe this property could achieve somewhere in the region of £1000pcm in the current market conditions. Providing an approximate gross yield of 4.8%.

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.

THE PROPERTY CLOUD
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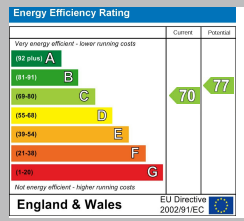
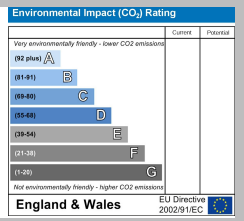
Chastilian Road, Dartford, Kent, DA1 3JJ.

Total Approx Floor Area: 65.2 m² ... 702 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.