

Apartment Block – Tender Court, 4 Sandy Road, Erith, DA8 1GA

Plot	Beds	Baths	M ²	Ft ²	Floor	Electric Car Parking Active	Full market value	Min. share %	Share value	Minimum deposit	Service Charge PCM	Rent pcm*	Required income	Balcony Aspect	Status
301	1	1	50.0	538	1st	Y/BP	£252,500	25%	£63,125	£3,156	£164.05	£434	£28,824	South	Available
320	1	1	51.5	554	3rd	Y/BP	£262,500	25%	£65,625	£3,281	£166.94	£451	£30,299	North/Ecology	Available
325	1	1	50.0	538	4th	Y/BP	£260,000	25%	£65,000	£3,250	£164.05	£447	£29,833	South	Available
328	1	1	51.5	554	4th	Y/BP	£260,000	25%	£65,000	£3,250	£166.94	£447	£29,963	North/Ecology	Available
294	2	2	71	761	G	Y/BP	£347,500	25%	£86,875	£4,344	£205.05	£597	£43,448	South	Available
302	2	2	71	761	1st	Y/BP	£350,000	25%	£87,500	£4,375	£205.05	£602	£43,785	South	Available
310	2	2	71	761	2nd	Y/BP	£352,500	25%	£88,125	£4,406	£205.05	£606	£44,121	South	Available
318	2	2	71	761	3rd	Y/BP	£355,000	25%	£88,750	£4,438	£205.05	£610	£44,457	South	Available
295	2	2	69.2	745	G	Y/BP	£352,500	25%	£88,125	£4,406	£201.71	£606	£43,971	North/Ecology	Available
326	2	2	70.7	761	4th	Y/BP	£357,500	25%	£89,375	£4,469	£205.05	£614	£44,794	South	Available

Annual ground rent

£0 for 1-bedroom apartments

£0 for 2-bedroom apartments

Service Charge PCM*:

See above column estimate – tbc

Service charge schedules do not include maintenance/servicing/replacement costs for the communal heating system, these costs are charged direct to the homeowner with their consumption costs as part of the standing charge.

Lease Length:

999 years leasehold until final staircasing

Parking:

Y -BA – basement parking with Active EV charging facility

Y- BP – basement parking with Passive EV charging facility homeowner to arrange future installation but must gain permission from Managing Agent as electric is via landlord supply

Y- SL – street level cabling infrastructure provided, homeowner to arrange installation PAYG charger but must gain permission from Managing Agent as electric is via landlord supply

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*PCM – Per calendar month. Rent amount calculated at **[2.75%]** of unowned share.

Prices are offered subject to availability. We reserve the right to improve or change specifications and to vary the price quoted. Although every care has been taken to ensure the accuracy of all information given, the content does not form part of, or constitute a representation warranty, or part of any contract. Details correct at time of going to print September 2025.

Please note these figures are an indication only and will vary according to personal circumstances. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.