

Apartment Block - Gaugerail Court, 4 Sandy Road, Erith, DA8 1FZ

Plot	Beds	Baths	M ²	F 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
260	1	1	51.40	553	0	Y-BP	£255,000	25%	£63,750	£3,188	£161.51	£438	£29,046	West	Available
267	1	1	51.40	553	1	Y-BP	£257,500	25%	£64,375	£3,219	£161.51	£443	£29,382	West	Available
283	1	1	51.00	549	3	Y-BP	£262,500	25%	£65,625	£3,281	£161.51	£451	£30,055	West	Available
284	1	1	51.40	553	3	Y-BP	£262,500	25%	£65,625	£3,281	£161.51	£451	£30,055	West	Available
291	1	1	51.40	553	4	Y-BP	£265,000	25%	£66,250	£3,313	£161.51	£455	£30,391	West	Available
266	2	1	69.00	743	1	Y-SL	£342,500	25%	£85,625	£4,281	£194.11	£589	£42,284	NorthWest	Available
262	2	2	69.49	748	1	Y-BP	£350,000	25%	£87,500	£4,375	£195.00	£602	£43,333	South	Available
270	2	2	69.49	748	2	Y-BP	£352,500	25%	£88,125	£4,406	£195.00	£606	£43,669	South	Available
272	2	2	71.44	769	2	Y-BP	£352,500	25%	£88,125	£4,406	£198.63	£606	£43,833	SouthEast	Available
278	2	2	69.49	748	3	Y-BP	£355,000	25%	£88,750	£4,438	£195.00	£610	£44,006	South	Available
269	2	2	69.01	743	1	Y-BP	£360,000	25%	£90,000	£4,500	£194.11	£619	£44,639	West	Available
274	2	2	69.01	743	2	Y-BP	£362,500	25%	£90,625	£4,531	£194.11	£623	£44,975	NorthWest	Available
277	2	2	69.01	743	2	Y-BP	£362,500	25%	£90,625	£4,531	£194.11	£623	£44,975	NorthWest	Available
285	2	2	69.01	743	3	Y-BP	£365,000	25%	£91,250	£4,563	£194.11	£627	£45,311	NorthWest	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 June 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.