

Outright Sale Apartments – Guide Rental Appraisal

Address: Clast Court, 10 Sandy Road, Erith, Kent, DA8 1GQ

Plot/Door No.	Level	Parking	Car Charge Point	Beds	Baths	Aspect NorthEast Ecology / SouthEast School	M ²	Ft ²	Service Charge	Full market value	Potential Rent PCM	Potential Rent PA	Gross / Net Rental Yield excluding running costs
463 E-10	1	1	Active	2	1	N/W Ecology	74.11	797	£2,080.91	£330,000	£1650	£19,800	6.00%
469 E-09	2	1	Active	2	1	S/E Sandy Road	69.79	751	£2080.91	£345,000	£1650	£19,800	5.74%
477 E-09	3	1	Active	2	1	S/E Sandy Road	69.79	751	£2080.91	£360,000	£1650	£19,800	5.50%
474 E-10	2	1	Active	2	1	N/W Ecology	74.11	797	£2,080.91	£367,500	£1650	£19,800	5.39%
479 E-04	3	1	Passive	2	1	N/W Ecology	74.09	797	£1754.56	£370,000	£1650	£19,800	5.35%
482 E-06	3	1	Passive	2	1	S/W Ecology	73.27	788	£1754.56	£375,500	£1650	£19,800	5.27%
475 E-01	3	1	Passive	2	1	S/E Sandy Road	76.99	828	£1754.56	£377,500	£1650	£19,800	5.25%

Annual ground rent: £0 per annum for all homes

Service Charge Estimate: Apartments: £ per Sq Ft as per above PA

***Projected yield information for is based on current data and is provided for guidance only. Actual results may vary.**

Lease length: For apartments: 999 Years Leasehold from date on lease

Tel: 0333 003 3737 | **Email:** sales@thequarryerith.co.uk | <https://lqhomes.com/thequarry/>

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 **April 2026**.

Your home is at risk if you fail to keep up repayments on a mortgage or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

The Quarry



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