

Phase 6 – ORS Apartments

Address: Saddlebank Court, 2 Bronze Walk, DA8 1FY

Plot/Door No.	Level	Parking	Car Charge Point	Beds	Baths	Outside Space	M ²	Ft ²	Balcony M ²	Service Charge	Full market value	Potential Rent PCM	Potential Rent PA	Gross / Net Rental Yield excluding running costs
233/9	2	1	BW	1	1	Balcony	50	542	5.10	£1,653.33	£276,000	£1,450	£17,400	6.30%
234/16	2	1	BW	1	1	Balcony	50	541	5.10	£1,651.52	£276,000	£1,450	£17,400	6.30%
237/13	2	1	BW	1	1	Balcony	51	551	5.28	£1,672.58	£283,500	£1,450	£17,400	6.14%
238/12	2	1	BW	1	1	Balcony	51	551	5.28	£1,672.58	£283,500	£1,450	£17,400	6.14%
241/17	3	1	BW	1	1	Balcony	50	542	5.10	£1,653.33	£278,500	£1,450	£17,400	6.25%
245/21	3	1	BW	1	1	Balcony	51	551	5.28	£1,672.58	£286,000	£1,450	£17,400	6.08%
252/30	4	1	BW	2	2	Reserved	68	733	7.00	£2,056.91	£356,000	£1,750	£21,000	5.90%
255/27	4	1	BW	2	2	Balcony	65	703	7.00	£1,993.50	£352,000	£1,750	£21,000	5.97%



Estimated Rental Values produced for The Quarry – Erith by The Acorn Group

Ms Kimberley Ellen 020 8315 6917 on 21/11/2022 – Prices given are guided values.

Annual ground rent: £0 per annum for all homes*

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

Parking: Key: BW = Basement 7.3kw PAYG wall mounted **SLP**= Street Level Cabling infrastructure provided, homeowner to arrange installation of a maximum 7.3kw PAYG charger but must gain permission from Managing Agent as electric is via landlord supply.

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

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

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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.