

Outright Sale Apartments – Guide Rental Appraisal

Address: Saddletank 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	£1,881.76	£275,000	£1,200	£14,400	6.00%
234/16	2	1	BW	1	1	Balcony	50	541	5.10	£1,879.55	£250,000	£1,200	£14,400	5.76%
237/13	2	1	BW	1	1	Balcony	51	551	5.28	£1,905.29	£282,500	£1,200	£14,400	5.10%
238/12	2	1	BW	1	1	Balcony	51	551	5.28	£1,905.29	£282,500	£1,200	£14,400	5.10%
241/17	3	1	BW	1	1	Balcony	50	542	5.10	£1,881.76	£277,500	£1,200	£14,400	5.19%
245/21	3	1	BW	1	1	Under Offer	51	551	5.28	£1,905.29	£285,000	£1,200	£14,400	5.05%
252/30	4	1	BW	2	2	Reserved	68	733	7.00	£2,347.92	£355,000	£1,650	£19,800	5.58%
255/27	4	1	BW	2	2	Under Offer	65	703	7.00	£2,297.43	£350,000	£1,650	£19,800	5.66%

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

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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.