



Paddock Close | South Darent, Dartford, DA4 9AD



Guide Price £230,000 to £250,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Paddock Close, South Darent

LANDLORDS ONLY - Robinson Jackson are proud to offer this two double bedroom maisonette with existing tenant. Offering approx. 6.4% yield at £1350 PCM rental income. Benefits include...

### Property Features

- Council Tax: B
- EPC Rating: C
- Tenant in Situ
- £1350 Rental Income PCM
- Approx 6.4% Yield based on £250,000 Purchase Price
- 158 Year Lease
- £900 Per annum Service Charge
- Garage En-Bloc



## Interior

**Entrance Hall** Entrance Door.

**Living Area** 4.52m x 3.71m (14'10" x 12'2") Double glazed window. Radiator. Carpet.

**Kitchen** Double glazed window. Range of wall and base units with complementary work surfaces over incorporating stainless steel sink drainer. Space for cooker. Plumbed for washing machine. Wall mounted boiler. Radiator. Part tiled walls. Vinyl flooring.

**Bedroom One** 3.76m x 3.57m (12'4" x 11'9") Double glazed window. Radiator. Carpet.

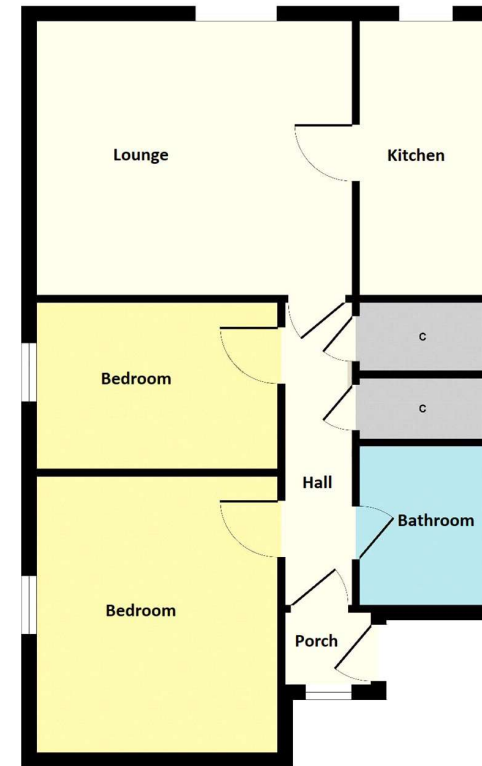
**Bedroom Two** 2.28m x 3.27m (7'6" x 10'9") Double glazed window. Radiator. Carpet.

**Bathroom** 2.27m x 1.77m (7'5" x 5'10") Low level Wc. Vanity wash hand basin. Panelled bath with shower attachment. Radiator. Part tiled walls. Tiled flooring.

## Exterior

Garage: En-Bloc

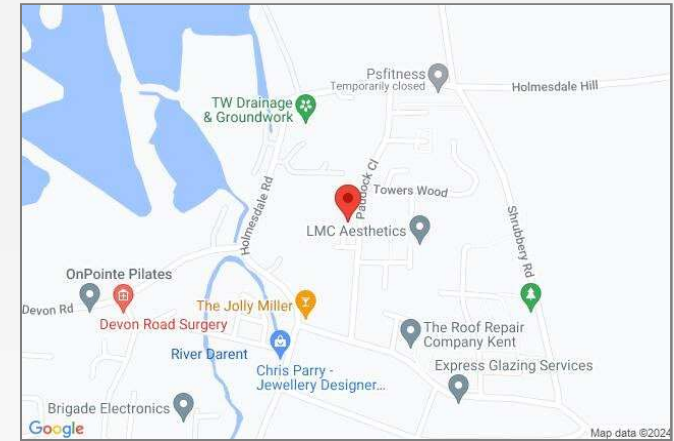
Communal Gardens: Lawn with vehicle access to garage.





## Property Location

Paddock Close, South Darent, Dartford, DA4 9AD



## Additional Information

The boiler is located in the Kitchen

The property measures: 59 Sqm

## Leasehold Information

Time remaining on lease: Approx. 158 years and 5 months

Ground Rent: £44 Per Annum

Service Charge: £856 Per Annum

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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