

£112,500 Shared Ownership

Castle Hill Drive, Ebbsfleet Valley, Swanscombe, Kent DA10 1EN



- Guideline Minimum Deposit £11,250
- Ground Floor
- High Performance Glazing
- Parking Space + Communal Cycle Store
- Guide Min Income - Dual £31.7k Single £37.6k
- Approx. 632 Sqft Gross Internal Area
- South Facing Patio
- Walking Distance to Swanscombe/Ebbsfleet Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £250,000). A generously-sized and well-presented flat on the ground floor. The property has a private entrance and features a twenty-five-foot, triple-aspect kitchen/reception room with sleek, grey units. Double doors lead out to a south-facing patio. There is a spacious bedroom, a stylish bathroom and a pair of built-in storage/utility cupboards. This block was constructed quite recently and the insulations standards, high performance glazing and modern gas central heating systems make for very good energy-efficiency ratings. The flat comes with use of a parking space and is also within walking distance, or a brief cycle ride, of both Swanscombe and Ebbsfleet Railway Stations.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2020).

Minimum Share: 45% (£112,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £350.40 per month (subject to annual review).

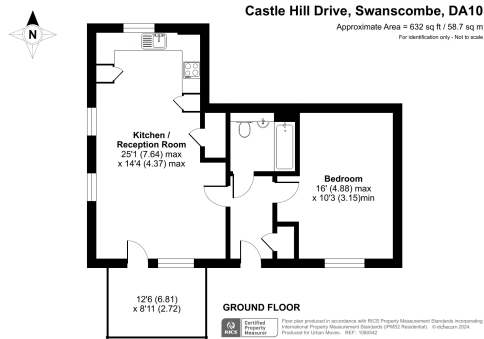
Service Charge: £95.33 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £31,700 | Single - £37,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Dartford Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

25' 1" max. x 14' 4" max. (7.65m x 4.37m)

Patio

12' 6" x 8' 11" (3.81m x 2.72m)

Kitchen

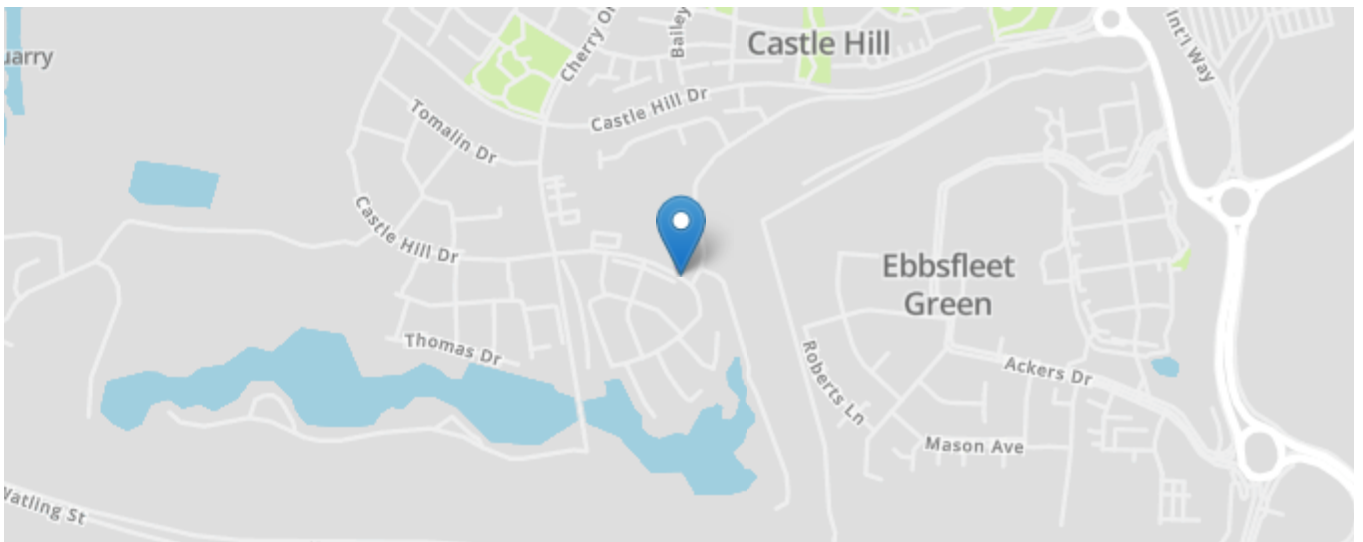
included in reception measurement

Bedroom

16' 0" max. x 10' 3" min. (4.88m x 3.12m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.