

## £145,000 Shared Ownership

Norman Lane, Ebbsfleet Valley, Swanscombe, Kent DA10 1EL



- Guideline Minimum Deposit £14,500
- Second Floor (building has a lift)
- High Performance Glazing
- Balcony
- Guide Min Income Dual £42.2k | Single £48.4k
- Approx. 788 Sqft Gross Internal Area
- Gas Central Heating
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £290,000). A well-proportioned and smartly-presented flat on the second floor of a recently-constructed building. The property has a spacious reception room with attractive, herringbone-style flooring and an open-plan kitchen featuring sleek, grey units and integrated appliances. A glazed door leads out onto the balcony. The bedrooms are both generously-sized doubles, the bathroom modern and a fitted storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, high performance glazing and gas central heating contribute towards a very good energy-efficiency rating. The flat comes with use of a parking space and there are also shared visitor spaces for occasional use. Alternatively the Swanscombe and Ebbsfleet railway stations can both be reached on foot or by brief cycle ride. Nearby Cherry Orchard Primary School is Ofsted-rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2020).

**Minimum Share:** 50% (£145,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £385.24 per month (subject to annual review).

**Service Charge:** £144.44 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

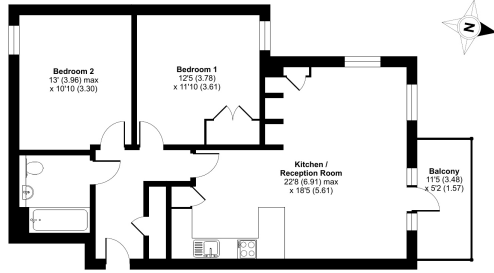
**Guideline Minimum Income:** Dual - £42,200 | Single - £48,400 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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).

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Approximate Area = 788 sq ft / 73.2 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Swanscombe DA10. Produced for Urban Moves. REF: 1508174

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

22' 8" max. x 18' 5" max. (6.91m x 5.61m)

#### Kitchen

included in reception measurement

#### Balcony

11' 5" x 5' 2" (3.48m x 1.57m)

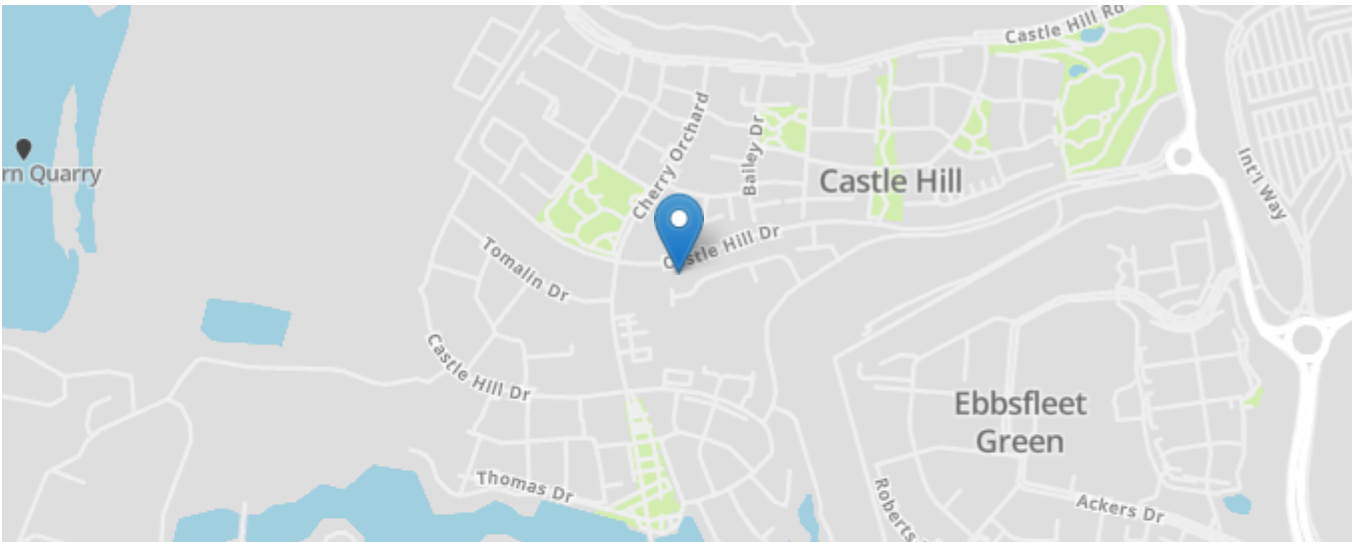
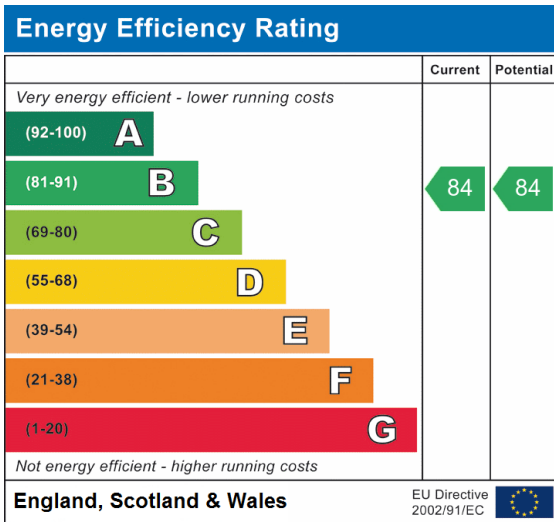
#### Bedroom 1

12' 5" x 11' 10" (3.78m x 3.61m)

#### Bedroom 2

13' 0" max. x 10' 10" max. (3.96m x 3.30m)

#### Bathroom



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.