

£105,000 Shared Ownership

Aragon House, 65 Cherry Orchard, Ebbsfleet Valley, Swanscombe DA10 1EP



- Guideline Minimum Deposit £10,500
- Top Floor (fourth - building has a lift)
- Dual Aspect Reception Room
- Corner Balcony
- Guide Min Income - Dual £38k Single £34.3k
- Approx. 782 Sqft Gross internal Area
- Bathroom plus En-Suite Shower Room
- Communal Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £300,000). This spacious flat is on the top floor of a recently-constructed development and features an approximately twenty-three-foot main room with sleek, handle-less kitchen units, attractive flooring, bespoke cabinetry and a pair of double doors that open onto a corner balcony. There is a bedroom with en-suite shower room plus a second, comfortable, double bedroom and a bathroom with both overhead and separate hand shower. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls and roof, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Aragon House has a communal parking area and is also within walking distance, or a brief cycle ride, of the Swanscombe and Ebbsfleet railway stations. Cherry Orchard Primary School is just minutes away and Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/04/2021).

Minimum Share: 35% (£105,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £510.00 per month (subject to annual review).

Service Charge: £148.14 per month (subject to annual review).

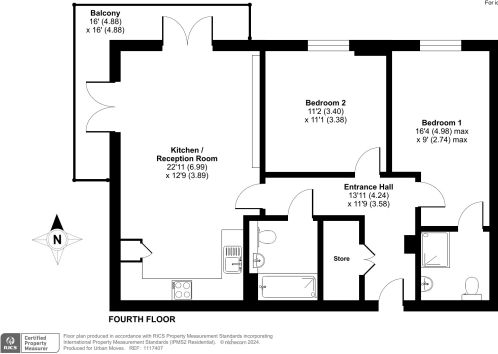
Guideline Minimum Income: Dual - £38,000 | Single - £44,300 (based on minimum share and 10% deposit).

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).

Cherry Orchard, Ebbsfleet Valley, Swanscombe, DA10

Approximate Area = 782 sq ft / 72.6 sq m
(For identification only, not to scale)



DIMENSIONS

FOURTH FLOOR

Entrance Hallway
13' 11" max. x 11' 9" max. (4.24m x 3.58m)

Reception
22' 11" x 12' 9" (6.99m x 3.89m)

Kitchen
included in reception measurement

Balcony
16' 0" x 16' 0" (4.88m x 4.88m)

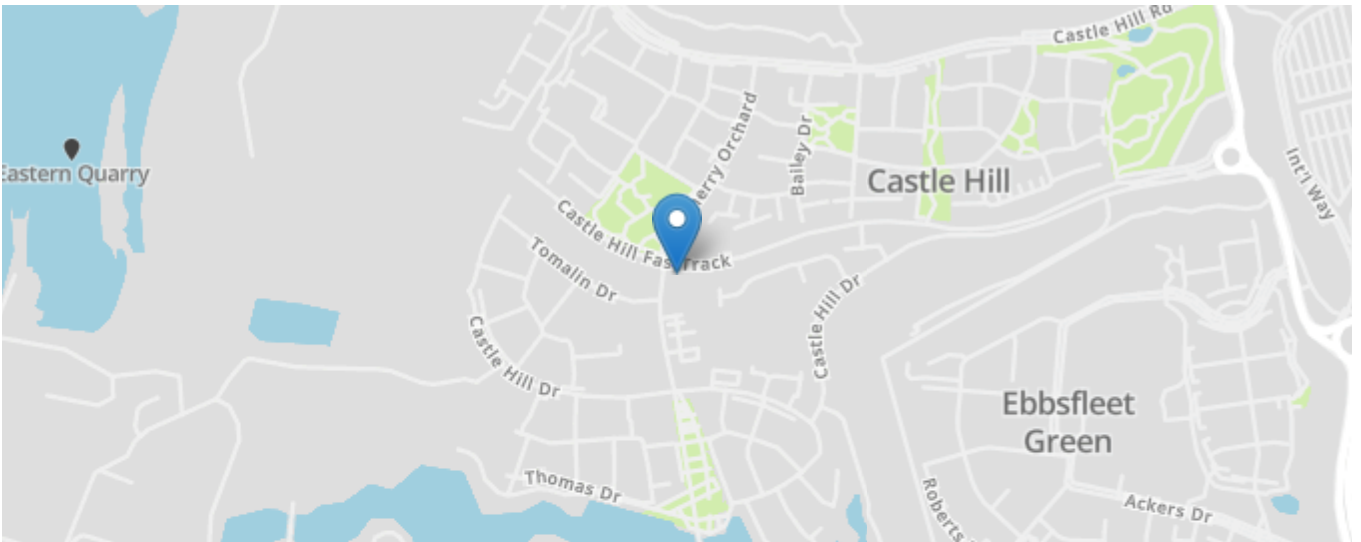
Bedroom 1
16' 4" max. x 9' 0" max. (4.98m x 2.74m)

En-Suite Shower Room

Bedroom 2
11' 2" x 11' 1" (3.40m x 3.38m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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.