

£101,500 Shared Ownership

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



- Guideline Minimum Deposit £10,150
- First Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Balcony
- Guide Min Income - Dual £41.6k Single £47.9k
- Approx. 797 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £290,000). This immaculately-presented flat is on the first floor and has a spacious reception room which provides access to the balcony. The naturally-lit kitchen is semi open plan and features integrated appliances. There is a main bedroom with fitted wardrobe plus a second, comfortable, double bedroom, a stylish bathroom and a pair of storage/utility cupboards in the hallway. Well insulated walls, high performance glazing and gas central heating make for 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: 35% (£101,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £500.91 per month (subject to annual review).

Service Charge: £268.13 per month (subject to annual review).

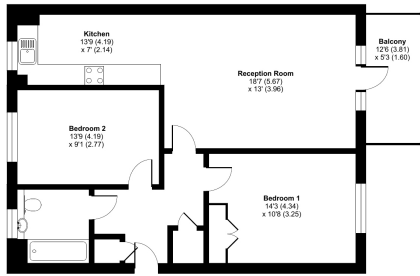
Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £41,600 | Single - £47,900 (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).

Ebbsfleet Valley, Swanscombe, DA10
Approximate Area = 797 sq ft / 74 sq m
For identification only - Not to scale



FIRST FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves 2024. Produced for Urban Moves. REF: 1112502

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception Room

18' 7" x 13' 0" (5.66m x 3.96m)

Kitchen

13' 9" x 7' 0" (4.19m x 2.13m)

Balcony

12' 6" x 5' 3" (3.81m x 1.60m)

Bedroom 1

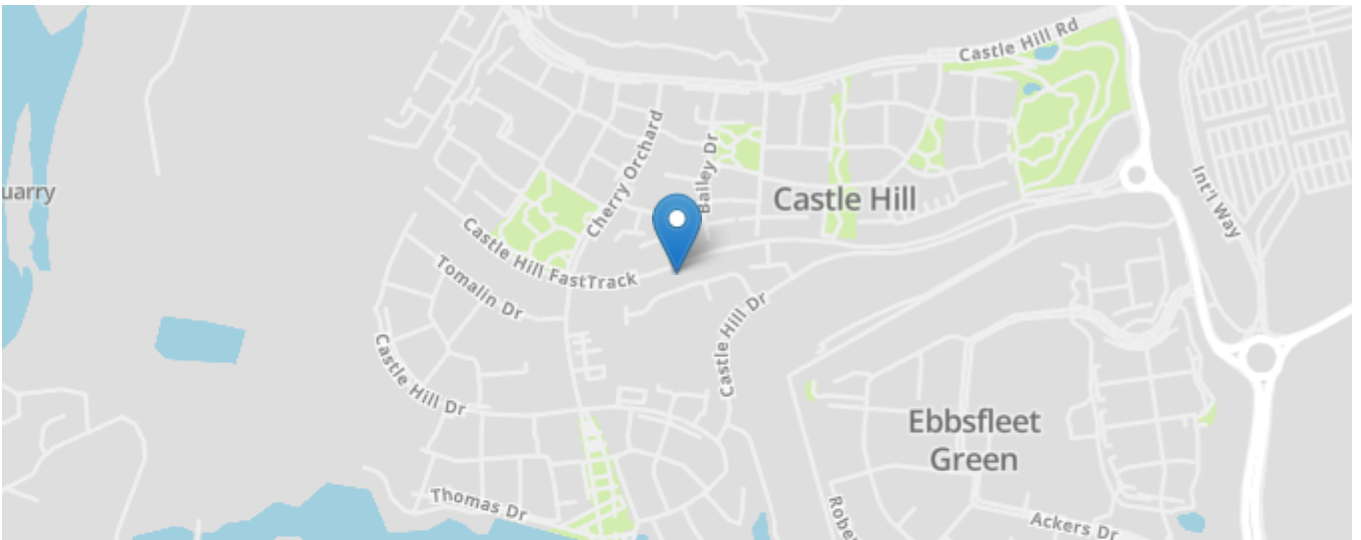
14' 3" x 10' 8" (4.34m x 3.25m)

Bedroom 2

13' 9" x 9' 1" (4.19m x 2.77m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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.