

£169,000 Shared Ownership

Mount Nod, London Road, Greenhithe, Kent DA9 9HX



- Guideline Minimum Deposit £16,900
- Ground Floor
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guideline Income £39.8k (dual) | £46k (single)
- Approx. 666 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Short Walk to Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £260,000). This well-presented, ground-floor flat has a twenty-three-foot reception room with sleek, open-plan kitchen area. Patio doors allow direct access to the communal rear garden. There is a spacious main bedroom with en-suite shower room plus a second double bedroom, a good-sized bathroom and a pair of built-in storage/utility cupboards in the entrance hallway. Modern insulation standards, double glazing and gas central heating make for a good energy-efficiency rating. Mount Nod is an attractive development of low-rise buildings surrounded by trees on three sides. Greenhithe Railway Station is a short walk away and offers services to various destinations including in to London Bridge/Waterloo East/Charing Cross/Victoria. The flat comes with use of a parking space and Bluewater Shopping Centre is around a five minute drive away (Google Maps).

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2010).

Minimum Share: 65% (£169,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £245.57 per month (subject to annual review).

Service Charge: £85.46 per month (subject to annual review).

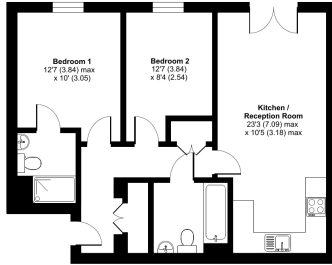
Guideline Minimum Income: Dual - £39,800 | Single - £46,000 (based on minimum share and 10% deposit).

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 = 666 sq ft / 61.8 sq m
For identification only - Not to scale



GROUND FLOOR
RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2023
Produced for Urban Moves. REF: 1141271

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

23' 3" max. x 10' 5" max. (7.09m x 3.17m)

Kitchen

included in reception measurement

Bedroom 1

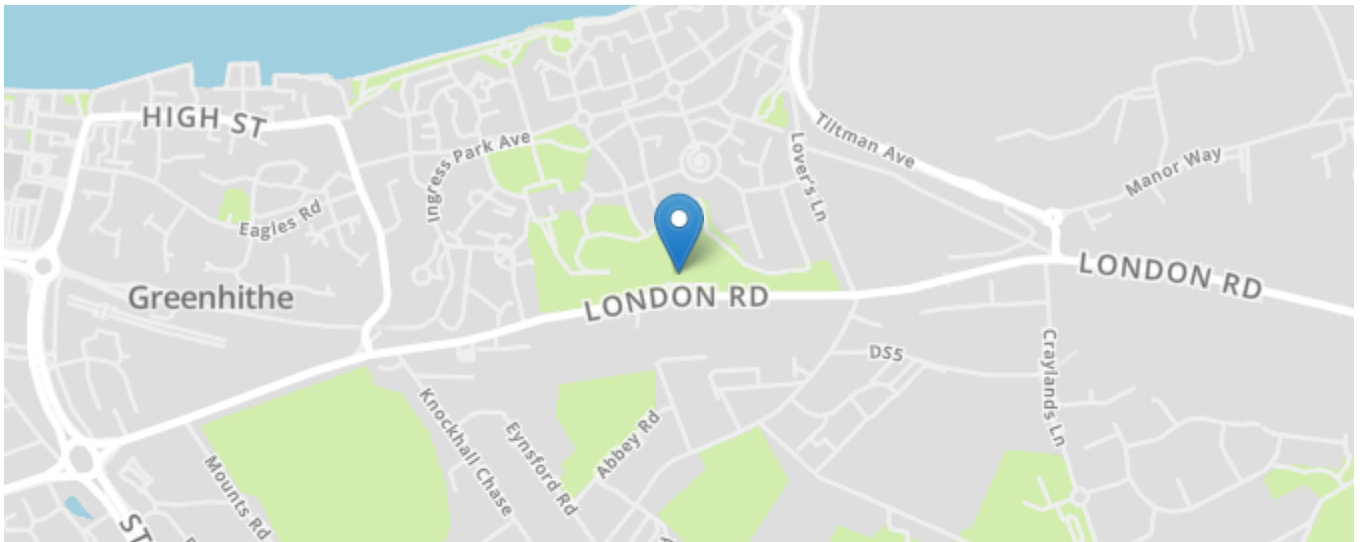
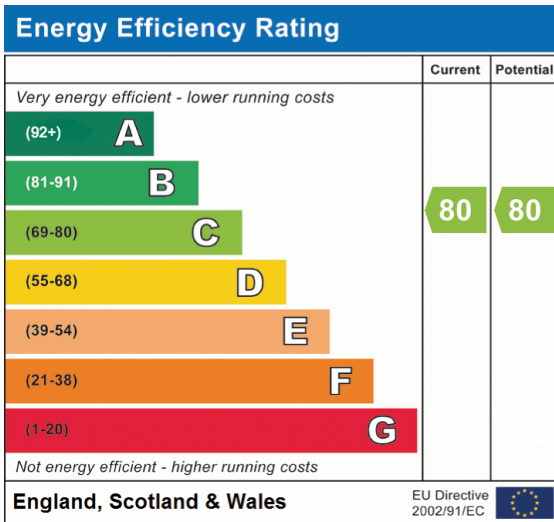
12' 7" max. x 10' 0" (3.84m x 3.05m)

En-Suite Shower Room

Bedroom 2

12' 7" max. x 8' 4" (3.84m x 2.54m)

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.