

£87,500 Shared Ownership

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



- Guideline Minimum Deposit £8,750
- Raised Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- South/South-East-Facing Balcony
- Guide Min Income Dual £29.8k | Single £36k
- Approx. 615 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £250,000). A generously-sized and stylishly-presented flat on the raised ground floor. The property has a thirty-two-foot kitchen/reception room with sleek, grey units and integrated appliances. A glazed door leads out onto a south/south-east-facing balcony. There is a spacious bedroom, an attractive, naturally-lit bathroom and a large storage/utility cupboard in the entrance hallway. The 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 01/04/2020).

Minimum Share: 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £408.38 per month (subject to annual review).

Service Charge: £143.64 per month (subject to annual review).

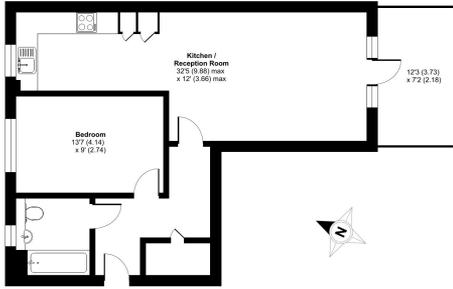
Guideline Minimum Income: Dual - £29,800 | Single - £36,000 (based on minimum share and 10% deposit).

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).

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Approximate Area = 615 sq ft / 57.1 sq m
For identification only - Not to scale



GROUND FLOOR
Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - Groundroom 2023
Produced for Urban Moves REF: 1102074

DIMENSIONS

RAISED GROUND FLOOR

Entrance Hallway

Reception

32' 5" max. x 12' 0" max. (9.88m x 3.66m)

Kitchen

included in reception measurement

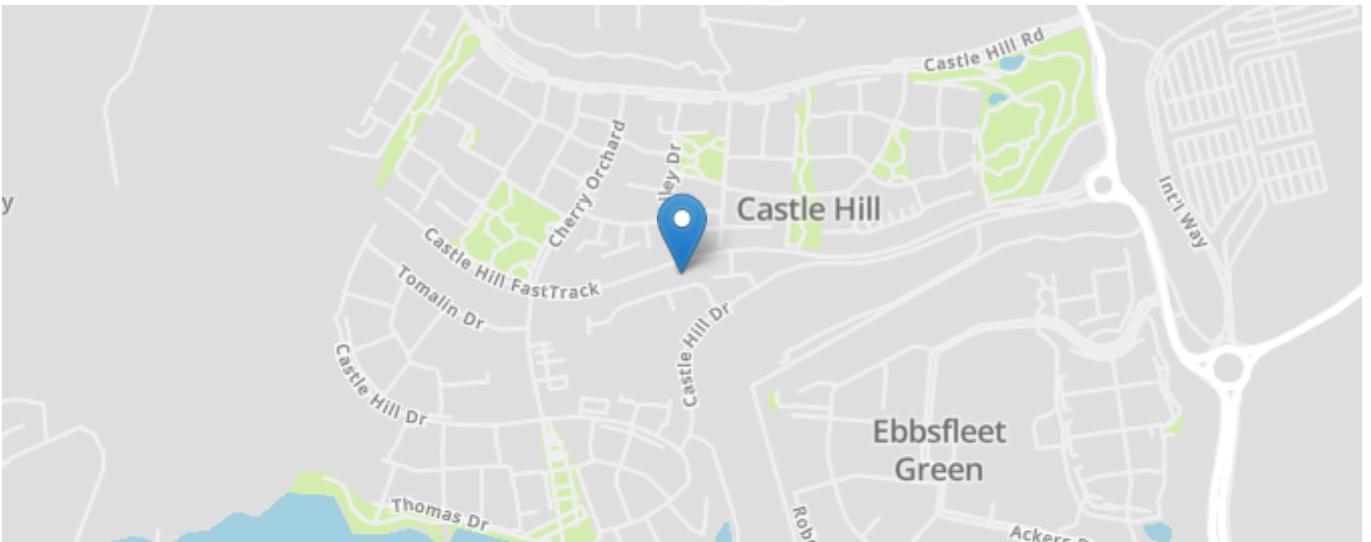
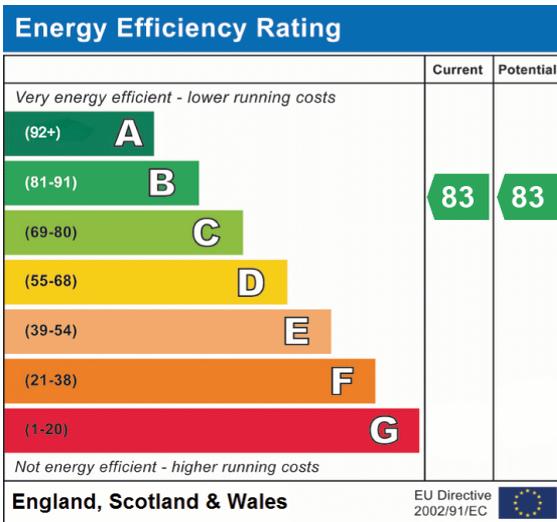
Balcony

12' 3" x 7' 2" (3.73m x 2.18m)

Bedroom

13' 7" x 9' 0" (4.14m x 2.74m)

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.