

£82,500 Shared Ownership

Motte Lane, Ebbsfleet Valley, Swanscombe, Kent DA10 1AG



- Guideline Minimum Deposit £8,250
- Third Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Communal Roof Terrace
- Guide Min Income Dual £37k | Single £43.2k
- Approx. 655 Sqft Gross Internal Area
- Balcony
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £275,000). This immaculately-presented, third-floor flat has a spacious reception room with an east-facing balcony that overlooks an area of grass and shrubs. The semi-open-plan kitchen features attractive units and integrated appliances. There is a generously-sized main bedroom with a bank of built-in wardrobes plus a second bedroom and a sleek, modern bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and gas central heating. A roof terrace is available for residents' use and the car park includes a space allocated to this flat plus several, shared, visitor spaces. 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 01/01/2017).

Minimum Share: 30% (£82,500). The housing association will expect that you will purchase the largest share affordable.

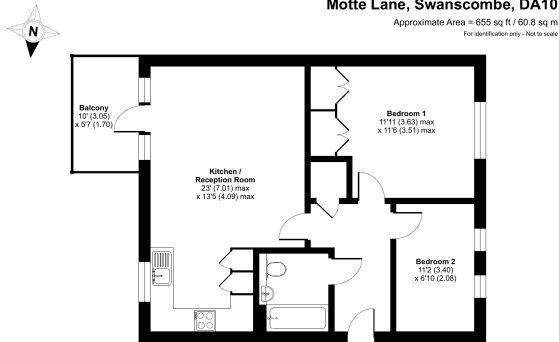
Shared Ownership Rent: £569.02 per month (subject to annual review).

Service Charge: £193.16 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,000 | Single - £43,200 (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).



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 1106872. © Swanscombe 2023.

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception
23' 0" max. x 13' 5" max. (7.01m x 4.09m)

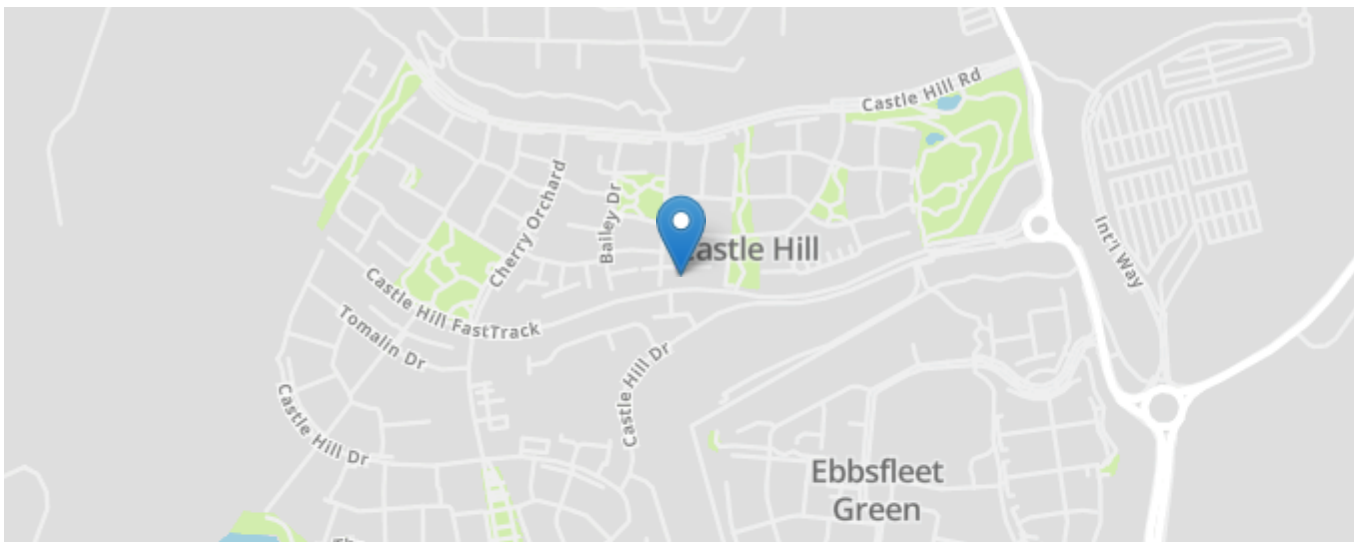
Kitchen
included in reception measurement

Balcony
10' 0" x 5' 7" (3.05m x 1.70m)

Bedroom 1
11' 11" max. x 11' 6" max. (3.63m x 3.51m)

Bedroom 2
11' 2" x 6' 10" (3.40m x 2.08m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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.