

£96,250 Shared Ownership



- Guideline Minimum Deposit £9,625
- Third Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Communal Roof Terrace
- Guide Min Income Dual £41.1k | Single £43.7k
- Approx. 644 Sqft Gross Internal Area
- South Facing Balcony
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £275,000). A modern flat which appears to have been very well looked after by the current owner. The property is on the third floor (which is the top floor in that part of the building) and benefits from a south-facing balcony. Features include a good-sized reception and attractive, semi-open-plan kitchen with integrated appliances. The spacious main bedroom has built-in wardrobes, there is a second, smaller, double bedroom and a simple yet stylish bathroom. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. There is a communal roof terrace at fourth-floor level and a car park which includes a space allocated to this flat plus several 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: 35% (£96,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £548.48 per month (subject to annual review).

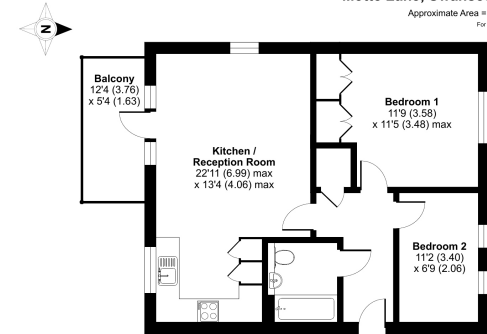
Service Charge: £236.89 per month (subject to annual review).

Guideline Minimum Income: Dual - £41,100 | Single - £47,300 (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).

Motte Lane, Swanscombe, DA10
Approximate Area = 644 sq ft / 59.8 sq m
For identification only - Not to scale



THIRD FLOOR
Created by Urban Moves. This plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Swanscombe 2024. Produced for Urban Moves. REF: 1108702

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

22' 11" max. x 13' 4" max. (6.99m x 4.06m)

Kitchen

included in reception measurement

Balcony

12' 4" x 5' 4" (3.76m x 1.63m)

Bedroom 1

11' 9" max. x 11' 5" (3.58m x 3.48m)

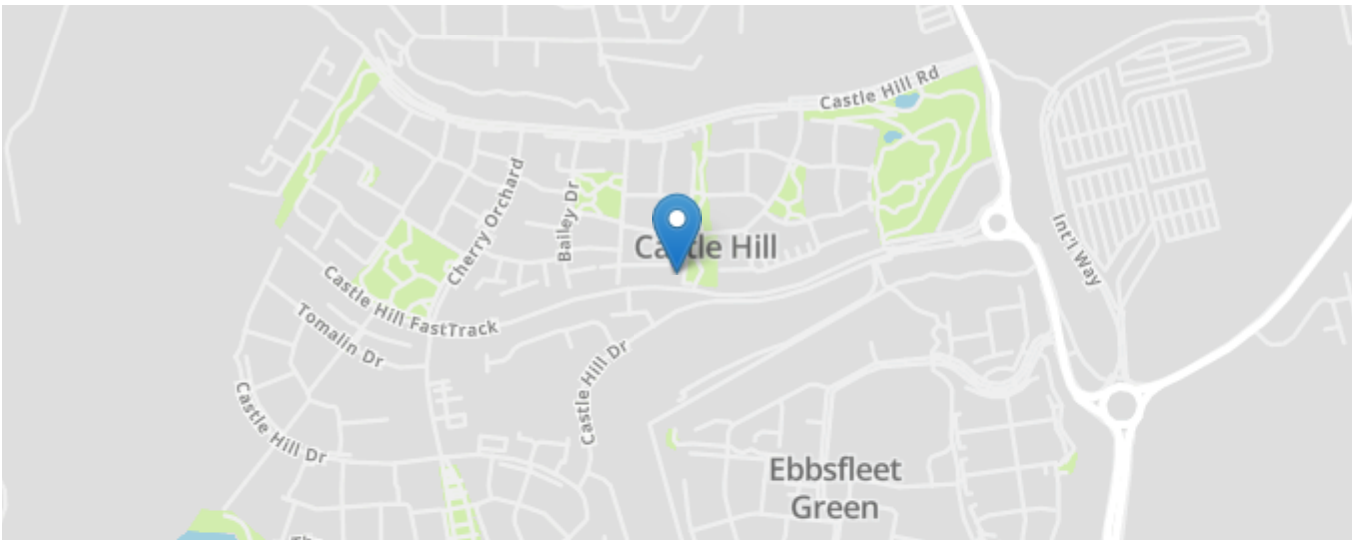
Bedroom 2

11' 2" x 6' 9" (3.40m x 2.06m)

Bathroom

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.