

£99,750 Shared Ownership

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



- Guideline Minimum Deposit £9,975
- Top Floor (fourth - building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £40.5k | Single £46.8k
- Approx. 662 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 £285,000). This smartly-presented flat is on the top floor and has a large balcony which overlooks the adjacent area of grass and trees as well as offering a far-reaching view of the surroundings. Internal features include a spacious reception with attractive, open-plan kitchen, a generously-sized main bedroom with built-in wardrobes, a smaller bedroom - ideal for guests or use as a home office - and a stylish, naturally-lit bathroom. The energy-efficiency rating is very good, thanks to well insulated walls and roof, high performance glazing and gas central heating. The flat comes with use of an allocated parking space and there are also a number of 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% (£99,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £558.42 per month (subject to annual review).

Service Charge: £191.98 per month (subject to annual review).

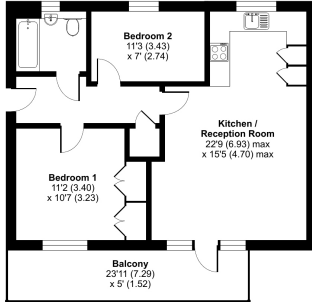
Guideline Minimum Income: Dual - £40,500 | Single - £46,800 (based on minimum share and 10% deposit).

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 = 662 sq ft / 61.4 sq m
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Recommendations. © Urbanmoves 2018. Produced by Urban Moves. REF: 1193415

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception

22' 9" max. x 15' 5" max. (6.93m x 4.70m)

Kitchen

included in reception measurement

Balcony

23' 11" x 5' 0" (7.29m x 1.52m)

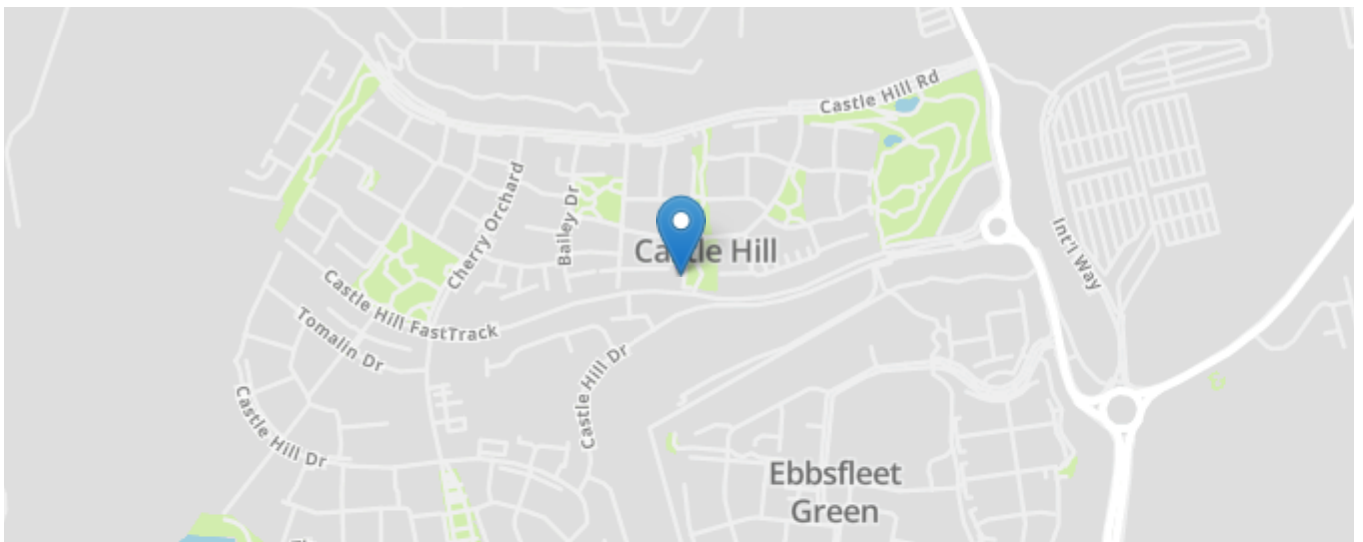
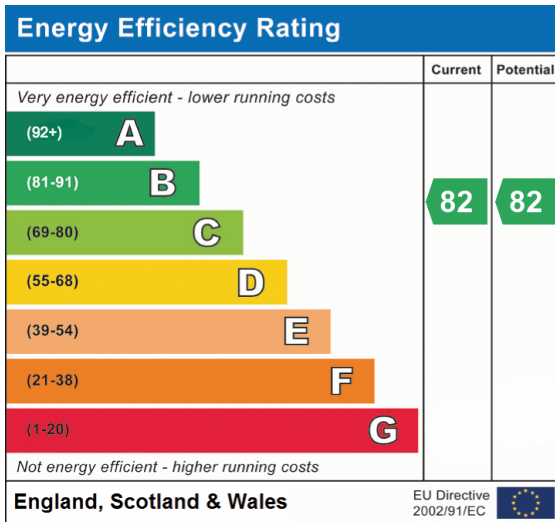
Bedroom 1

11' 2" x 10' 7" (3.40m x 3.23m)

Bedroom 2

11' 3" x 7' 0" (3.43m x 2.13m)

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.