

£91,000 Shared Ownership

Eastern Avenue, Western Cross, Ebbsfleet Valley, Swanscombe DA10 1FR



- Guideline Minimum Deposit £9,100
- Ground Floor with Balcony/Patio Area
- Open Plan Kitchen/Reception Room
- Short Walk from Bluewater Shopping Centre
- Guide Min Income Dual £28.3k | Single £34.6k
- Approx. 546 Sqft Gross Internal Area
- Parking Space
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £260,000). This spacious, one-bedroom flat is on the ground floor of a recently-constructed development (sometimes called Blackstone House) and appears in excellent condition throughout. The property has a twenty-five-foot reception room with attractive flooring and open-plan kitchen area featuring sleek units and integrated appliances. A glazed door leads out to a south/south-west-facing patio. The bedroom is large and the bathroom stylish and modern. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The huge range of shops and other amenities that Bluewater Shopping Centre has to offer are only a short walk away and Greenhithe Railway Station can also be reached on foot or by brief bike ride. The property, which is held on a very long lease, comes with an allocated parking space plus shared use of some additional visitor spaces.

Housing Association: Clarion.

Tenure: Leasehold (999 years less 5 days from 01/01/2021).

Minimum Share: 35% (£91,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £399.26 per month (subject to annual review).

Service Charge: £96.91 per month (subject to annual review).

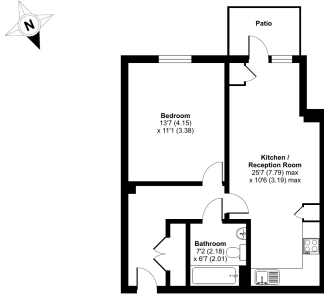
Guideline Minimum Income: Dual - £28,300 | Single - £34,600 (based on minimum share and 10% deposit).

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 = 546 sq ft / 50.7 sq m
For identification only - Not to scale



GROUND FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements | Swanscombe 2024
Produced by Urban Moves | REF: 119804

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception
25' 7" max. x 10' 6" max. (7.80m x 3.20m)

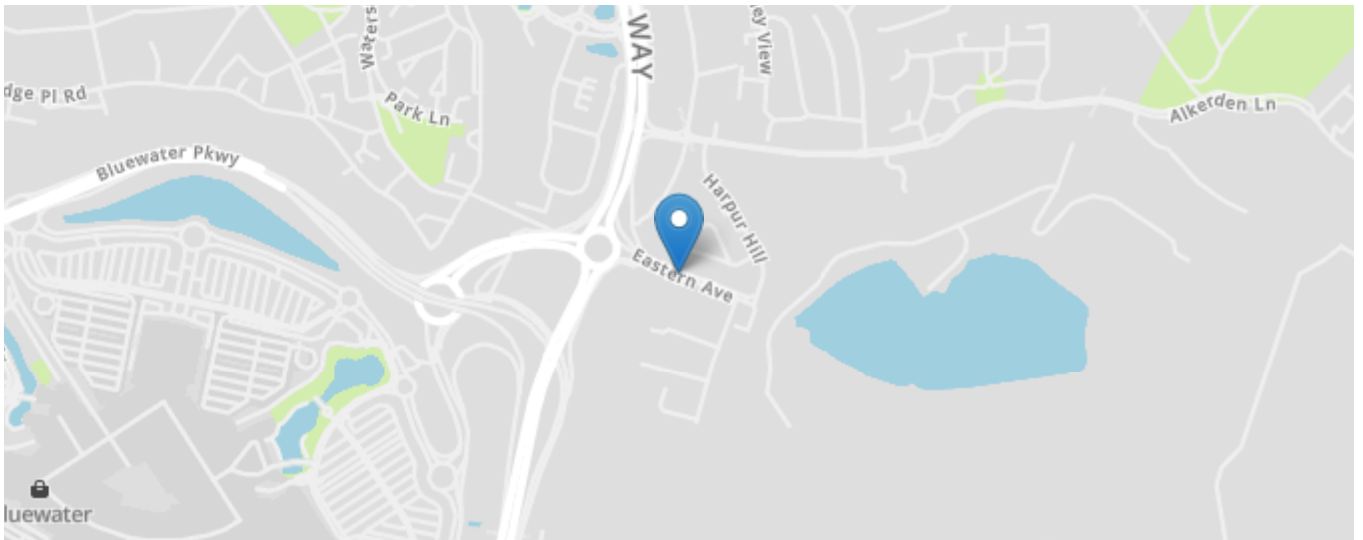
Balcony/Patio

Kitchen
included in reception measurement

Bedroom
13' 7" x 11' 1" (4.14m x 3.38m)

Bathroom
7' 2" x 6' 7" (2.18m x 2.01m)

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.