

## £129,500 Shared Ownership

Swann Street, Ebbsfleet Valley, Swanscombe, Kent DA10 1AJ



- Guideline Minimum Deposit £12,950
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- South Facing Rear Garden
- Guide Min Income Dual £45.5k | Single £52.1k
- Approx. 776 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 £370,000). This smartly-presented, semi-detached property has a good-sized kitchen featuring stylish units and integrated appliances, a ground-floor cloakroom and a full-width reception/dining room. Patio doors open onto the south-facing rear garden. Upstairs is a main bedroom with large, built-in wardrobe plus a spacious second bedroom and an attractive, naturally-lit family bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The nearby primary school is Ofsted-rated 'Outstanding' and the Swanscombe and Ebbsfleet railway stations are both within walking distance or a brief cycle ride. There is an off-street parking space, easily accessible via the garden gate, plus a number of shared visitor spaces.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2018).

**Minimum Share:** 35% (£129,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £653.18 per month (subject to annual review).

**Service Charge:** £51.15 per month (subject to annual review).

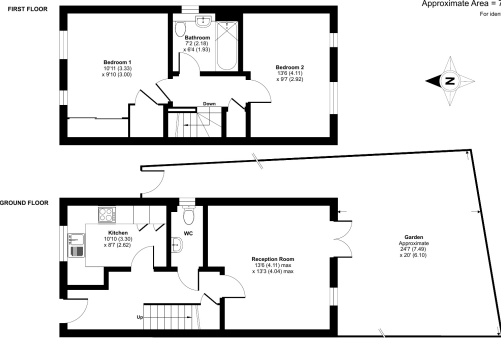
**Guideline Minimum Income:** Dual - £45,500 | Single - £52,100 (based on minimum share and 10% deposit).

**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.

**Swann Street, Castle Hill, Ebbsfleet Valley, Swanscombe, DA10**

Approximate Area = 776 sq ft / 72 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2024. Produced by Urbanmoves. 001 / 222646

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

10' 10" x 8' 7" (3.30m x 2.62m)

#### Cloakroom

#### Reception Room

13' 6" max. x 13' 3" max. (4.11m x 4.04m)

#### Garden

approximately 24' 7" x 20' 0" (7.49m x 6.10m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

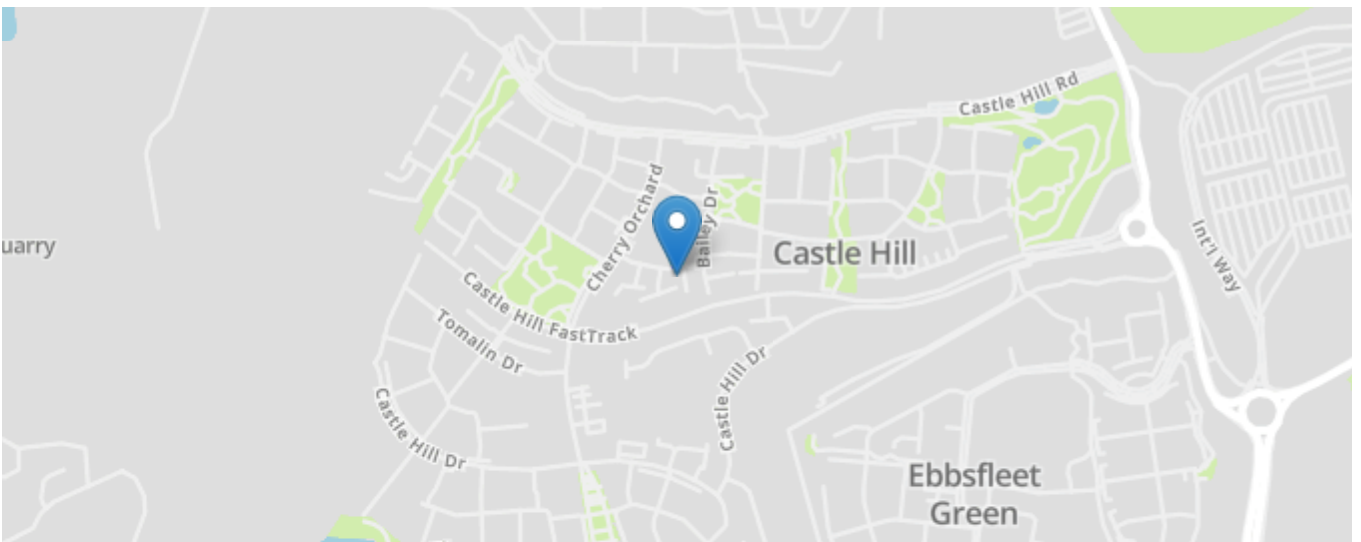
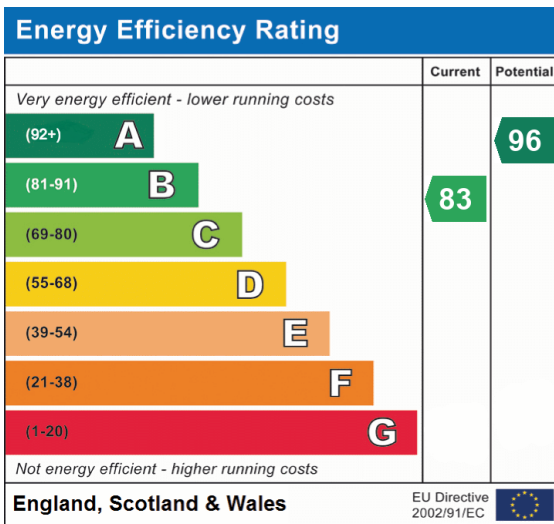
10' 11" to front of wardrobe x 9' 10" (3.33m x 3.00m)

#### Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

#### Bedroom 2

13' 6" x 9' 7" max. (4.11m x 2.92m)



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.