

£128,000 Shared Ownership

Harpur Hill, Western Cross, Ebbsfleet Valley, Kent DA10 1FT



- Guideline Minimum Deposit £12,800
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Short Walk from Bluewater Shopping Centre
- Guide Min Income Dual £39.9k | Single £46.1k
- Approx. 766 Sqft Gross Internal Area
- Balcony and Parking Space
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £320,000). A smartly-presented flat on the second floor of this recently-constructed development. The property has a spacious, dual-aspect reception room with balcony. The open-plan kitchen area features attractive units and integrated appliances. There is a main bedroom with en-suite shower room plus a second, similar-sized double bedroom and a stylish bathroom. The entrance hallway includes a pair of storage/utility cupboards and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a modern gas central heating system. The impressive 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 is held on a very long lease and comes with use of an allocated parking space.

Housing Association: Clarion.

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

Minimum Share: 40% (£128,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £419.38 per month (subject to annual review).

Service Charge: £151.04 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,900 | Single - £46,100 (based on minimum share and 10% deposit).

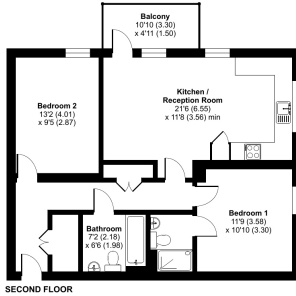
Council Tax: Band D, Dartford Borough Council. Priority is given to applicants living and/or working in this local authority.

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. Pets not permitted (except assistance animals).



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Approximate Area = 766 sq ft / 71.2 sq m
For identification only - Not to scale



SECOND FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves 2024. Produced for Urban Moves. RSP: 1215855

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

21' 6" x 11' 8" min. (6.55m x 3.56m)

Kitchen

included in reception measurement

Balcony

10' 10" x 4' 11" (3.30m x 1.50m)

Bedroom 1

11' 9" x 10' 10" (3.58m x 3.30m)

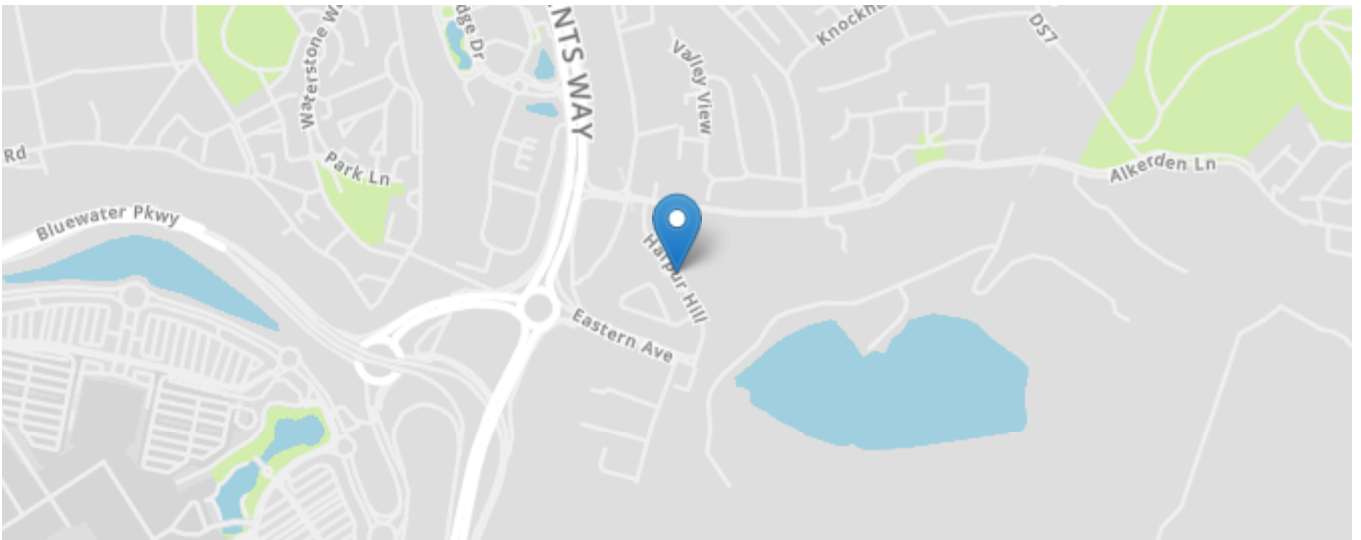
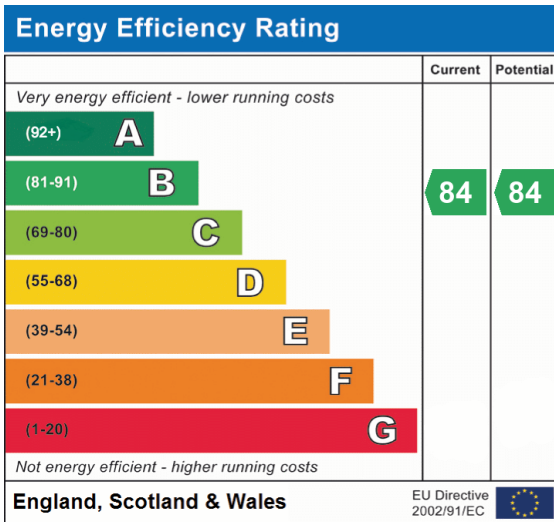
En-Suite Shower Room

Bedroom 2

13' 2" x 9' 5" (4.01m x 2.87m)

Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)



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.