

## £91,000 Shared Ownership

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



- Guideline Minimum Deposit £9,100
- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- South Facing Balcony
- Guide Min Income Dual £38.9k | Single £45.2k
- Approx. 651 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 £260,000). This modern apartment is on the first floor and appears to have been very well looked after by the current owner. The property has a twenty-three-foot, open-plan kitchen/reception room featuring integrated appliances and a door which leads out onto a south-facing balcony. There is a generously-sized main bedroom with attractive wood panelling and built-in wardrobe plus a smaller second bedroom and a stylish bathroom. Well insulated walls, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. The block has a communal roof terrace and the car park includes a space for this flat along with a number of shared 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% (£91,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £528.52 per month (subject to annual review).

**Service Charge:** £233.39 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £38,900 | Single - £45,200 (based on minimum share and 10% deposit).

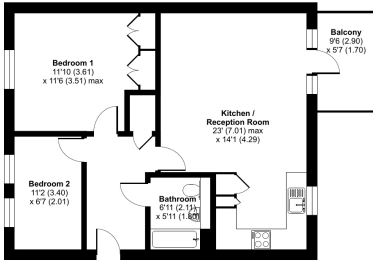
**Council Tax:** Band D, Dartford Borough Council. Priority is given to applicants living and/or working in this local authority.

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 = 651 sq ft / 60.5 sq m  
For identification only - Not to scale



**FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) MemberMark. © valhucan 2025. Produced for Urban Moves. REF: 1228791

## DIMENSIONS

### FIRST FLOOR

**Entrance Hall**

**Reception**

23' 0" max. x 14' 1" max. (7.01m x 4.29m)

**Kitchen**

included in reception measurement

**Balcony**

9' 6" x 5' 7" (2.90m x 1.70m)

**Bedroom 1**

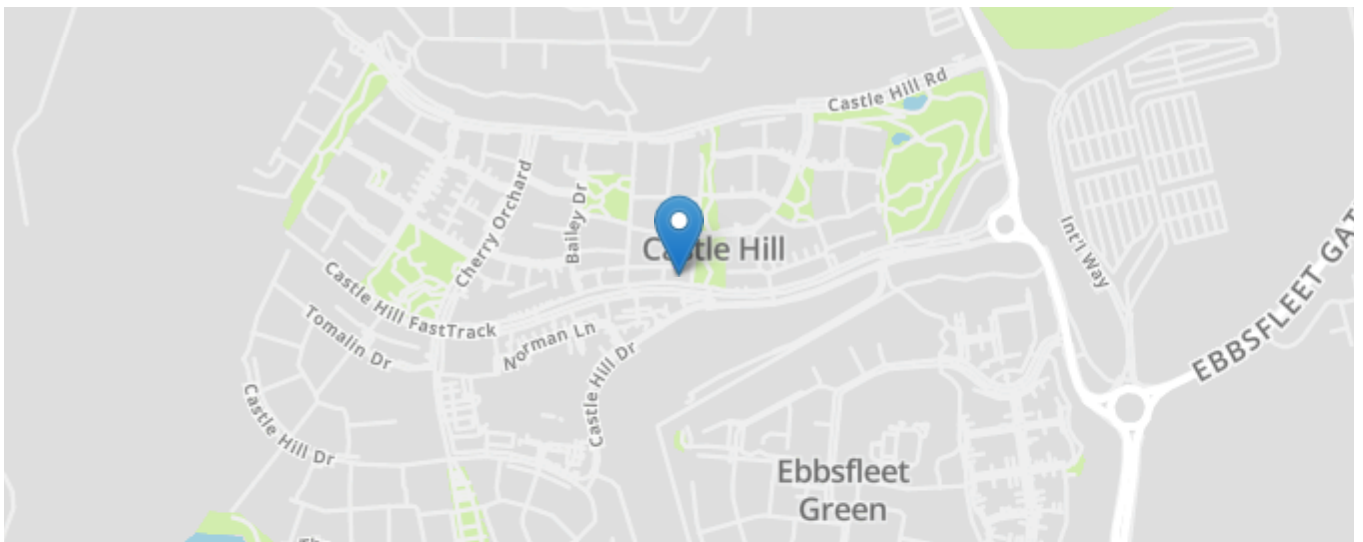
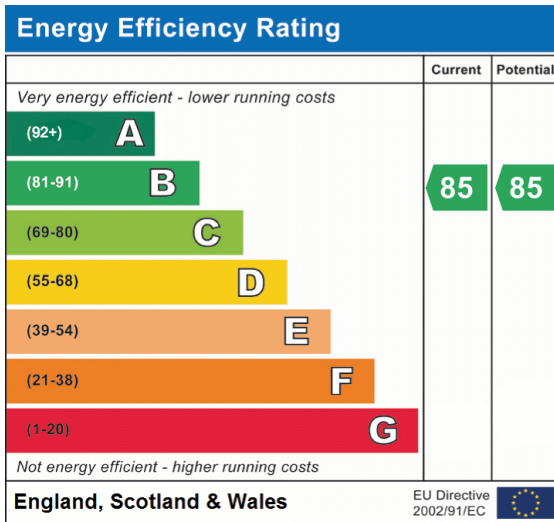
11' 10" x 11' 6" max. (3.61m x 3.51m)

**Bedroom 2**

11' 2" x 6' 7" (3.40m x 2.01m)

**Bathroom**

6' 11" x 5' 11" (2.11m x 1.80m)



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.