

## £124,250 Shared Ownership

Boyce Road, Ebbsfleet Valley, Swanscombe, Kent DA10 1ES



- Guideline Minimum Deposit £12,425
- First (Top) Floor with Private Entrance
- Bathroom plus En-Suite Shower Room
- Car Port plus Additional Space in Front
- Guide Min Income Dual £41.1k | Single £47.4k
- Approx. 868 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Very Long Lease

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £355,000). A rare chance to buy a coach house in this popular location. The property forms the upper floor of a detached and recently-constructed building. Access is via a private entrance with stairs leading up to a naturally lit hallway. There is a twenty-two-foot reception room with east/south-east-facing Juliette balcony and a semi-open-plan kitchen area featuring sleek units and integrated appliances. The spacious main bedroom has an en-suite shower room, the second bedroom is a good-sized double and the bathroom is simple yet stylish. 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 car port nearest the front door is demised to this property and includes a storage cupboard at the rear. There is space to park an additional car in front. 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 (990 years from 01/04/2021).

**Minimum Share:** 35% (£124,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £569.97 per month (subject to annual review).

**Service Charge:** £53.59 per month (subject to annual review).

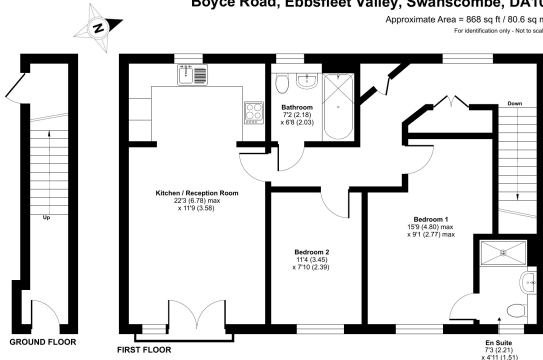
**Guideline Minimum Income:** Dual - £41,100 | Single - £47,400 (based on minimum share and 10% deposit).

**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.

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Approximate Area = 868 sq ft / 80.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Measurements for Residential Property Measurement Standards (PAS2 Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 123123

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**  
stairs leading up to:

### FIRST FLOOR

**Upper Hallway**

**Reception**  
22' 3" max. x 11' 9" (6.78m x 3.58m)

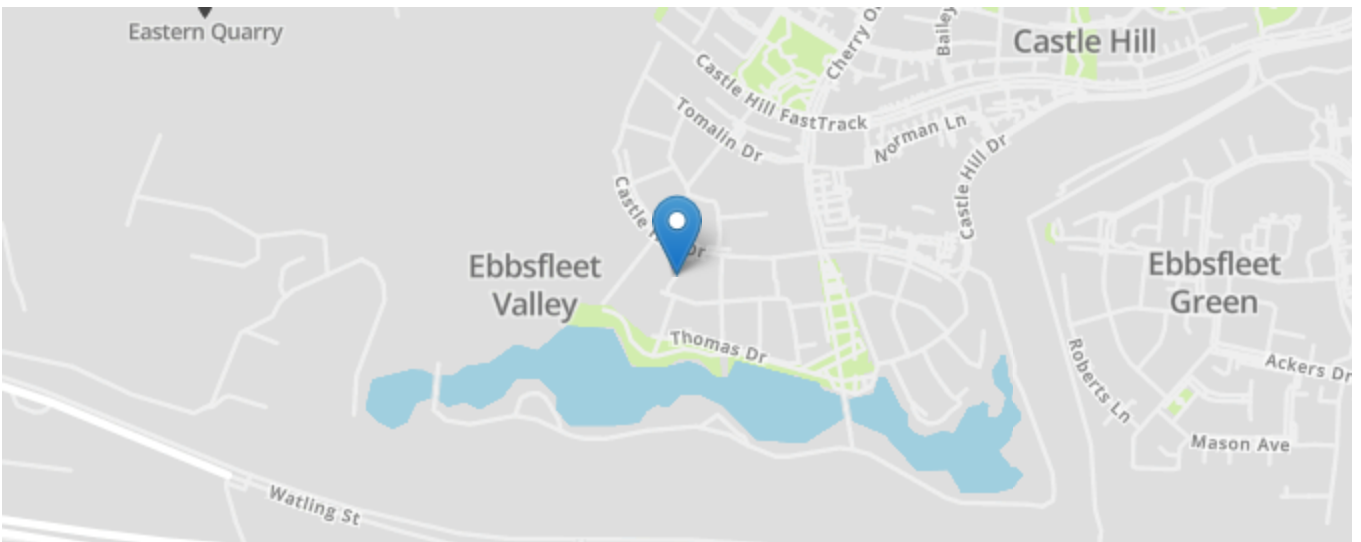
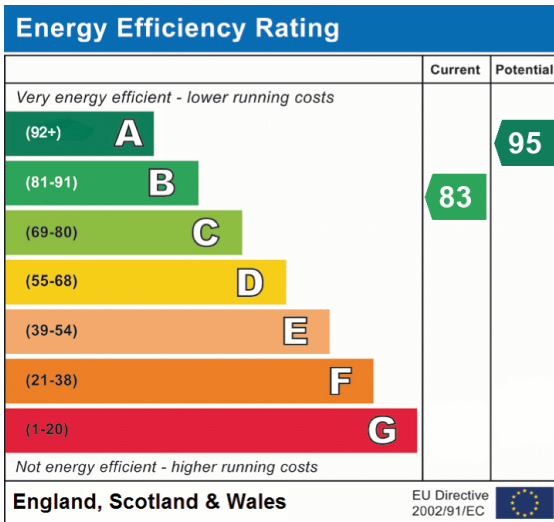
**Kitchen**  
included in reception measurement

**Bedroom 1**  
15' 9" max. x 9' 1" max. (4.80m x 2.77m)

**En-Suite Shower Room**  
7' 3" x 4' 11" (2.21m x 1.50m)

**Bedroom 2**  
11' 4" x 7' 10" (3.45m x 2.39m)

**Bathroom**  
7' 2" x 6' 8" (2.18m x 2.03m)



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.