

## £55,000 Shared Ownership

Mount Nod, London Road, Greenhithe, Kent DA9 9HX



- Guideline Minimum Deposit £5,500
- Second (Top) Floor
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £25.8k | Single £29.2k
- Approx. 462 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Short Walk to Railway Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £220,000). An attractive development of low-rise buildings which is surrounded by trees on three sides. The property available is on the top floor and has a good-sized reception room with spacious, semi-open-plan kitchen. The bedroom features a dormer window and fitted double wardrobe and there is a bathroom with decorative pencil-mosaic tiling. A large storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is good, thanks to well insulated walls and roof, modern double glazing and gas central heating. Greenhithe Railway Station is a short walk away and offers services to various destinations including in to London Bridge/Waterloo East/Charing Cross/Victoria/Blackfriars/St Pancras. The flat comes with use of an allocated parking space and is also just a brief bus or bike ride from Bluewater Shopping Centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2010).

**Minimum Share:** 25% (£55,000). The housing association will expect that you will purchase the largest share affordable.

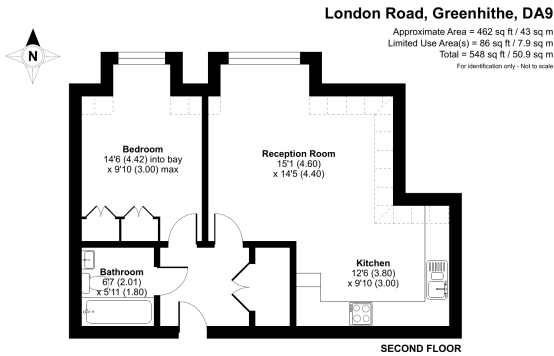
**Shared Ownership Rent:** £489.06 per month (subject to annual review).

**Service Charge:** £80.66 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £25,800 | Single - £29,200 (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).



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Footprints. ©nickerson 2020. Produced for Urban Moves. REF: 181155

## DIMENSIONS

### SECOND FLOOR

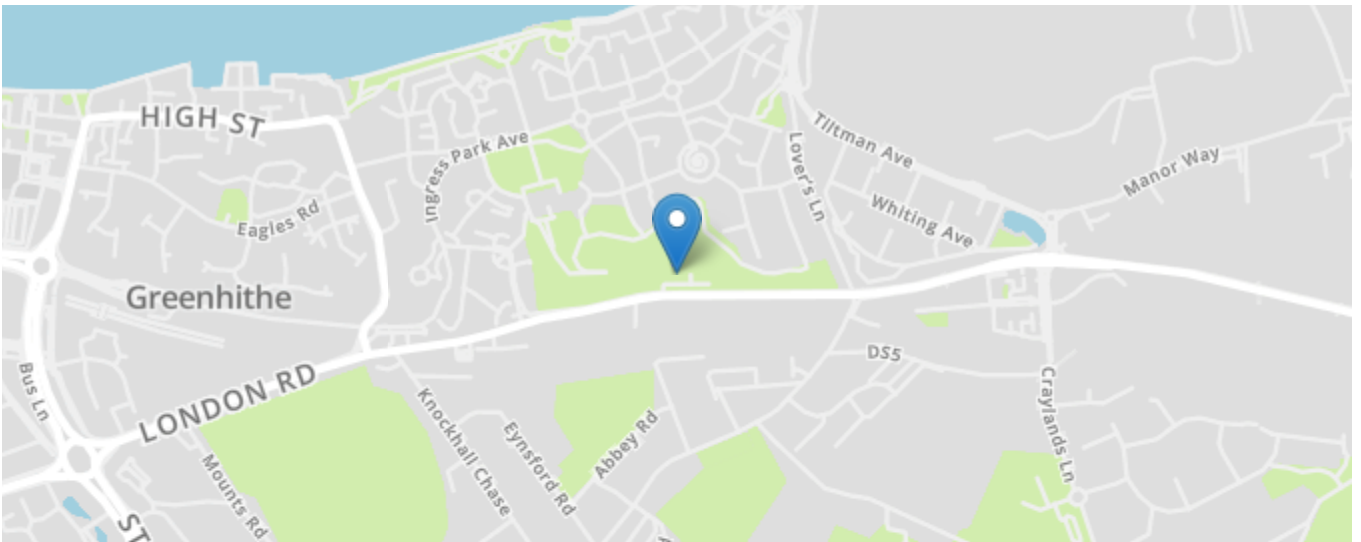
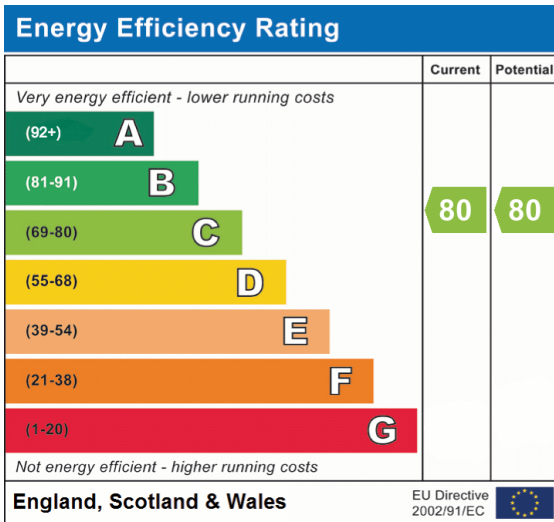
#### Entrance Hall

**Reception Room**  
15' 1" x 14' 5" (4.60m x 4.39m)

**Kitchen**  
12' 6" x 9' 10" (3.81m x 3.00m)

**Bedroom**  
14' 6" into bay x 9' 10" max. (4.42m x 3.00m)

**Bathroom**  
6' 7" x 5' 11" (2.01m 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.