

£103,250 Shared Ownership

Norman Lane, Ebbsfleet Valley, Swanscombe, Kent DA10 1EL



- Guideline Minimum Deposit £10,325
- First Floor (building has a lift)
- Built-In Wardrobe in Both Bedrooms
- Balcony
- Guide Min Income Dual £36.1k | Single £42.4k
- Approx. 764 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 £295,000). A very smartly-presented flat on the first floor of a modern development. The property has a twentythree-foot reception/dining room with open-plan kitchen area featuring sleek, grey/white units and integrated appliances. The bedrooms, which are both generously-sized doubles, include built-in wardrobes and one has been fitted with attractive wood panelling. There is a good-sized bathroom with overhead shower and a storage/utility cupboard in the spacious entrance hall. Well insulated walls, high performance glazing and gas central heating make for a very good energy-efficiency rating. The flat has a balcony and comes with an allocated parking space plus shared use of the visitor spaces. Norman Lane is also within walking distance, or brief cycle ride, of both Swanscombe and Ebbsfleet Railway Stations. Nearby Cherry Orchard Primary School is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2020).

Minimum Share: 35% (£103,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £511.86 per month (subject to annual review).

Service Charge: £108.09 per month (subject to annual review).

Ground Rent: £150.00 for the year.

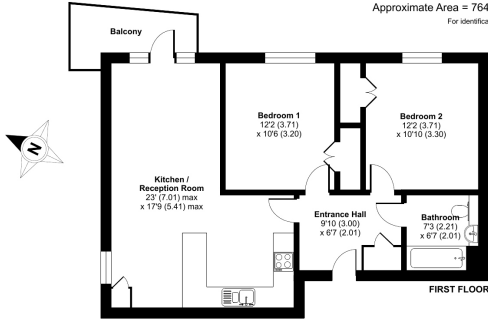
Guideline Minimum Income: Dual - £36,100 | Single - £42,400 (based on minimum share and 10% deposit).

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. Pets not permitted (except assistance animals).

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Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © iStock.com 2025. Produced for Urban Moves. REF: 1253457

DIMENSIONS

FIRST FLOOR

- Entrance Hall**
9' 10" x 6' 7" (3.00m x 2.01m)
- Reception**
23' 0" max. x 17' 9" max. (7.01m x 5.41m)

Kitchen
included in reception measurement

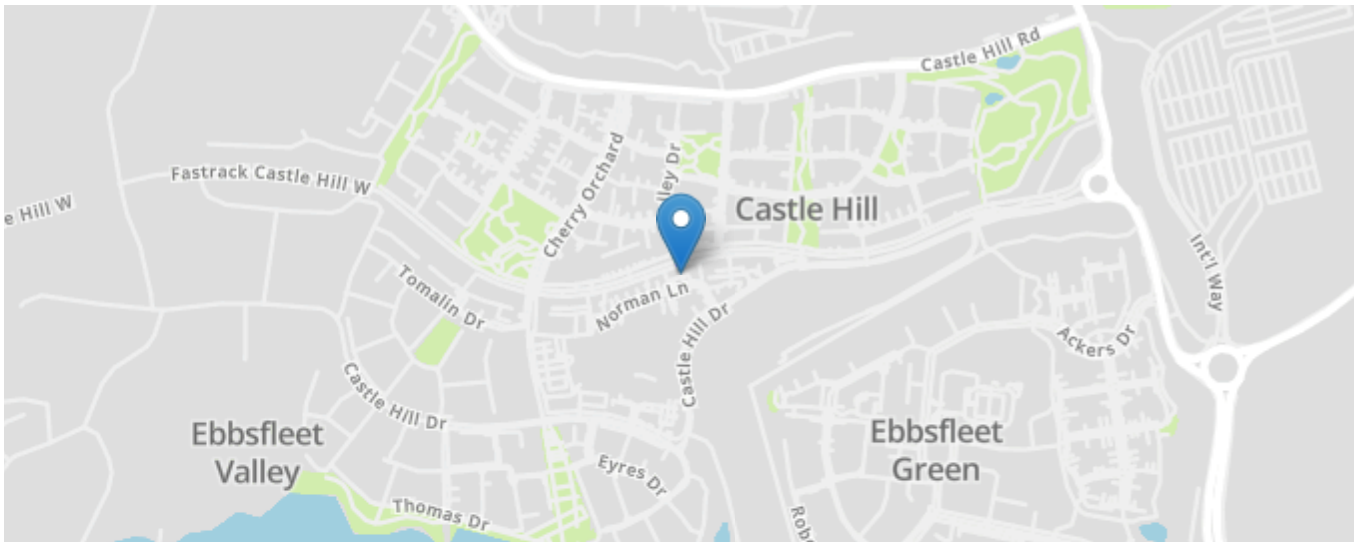
Balcony

Bedroom 1
12' 2" x 10' 6" (3.71m x 3.20m)

Bedroom 2
12' 2" x 10' 10" (3.71m x 3.30m)

Bathroom
7' 3" x 6' 7" (2.21m x 2.01m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.