

£285,000 Shared Ownership

Haygreen Crescent, Ebbsfleet Valley, Swanscombe, Kent DA10 1FD



- Guideline Minimum Deposit £28,500
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £66.4k | Single £76.6k
- Approx. 782 Sqft Gross internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £380,000). This smartly-presented property forms the southern end of a four-house terrace and has a kitchen with bay window, a naturally-lit cloakroom/WC and a spacious reception/dining room. Patio doors open onto an attractive, sunny and neatly-kept rear garden. On the first floor of the house are two generously-sized bedrooms and a bathroom with marble-style tiles. Well insulated walls, roof and floor, gas central heating and high performance glazing all contribute towards a very good energy-efficiency rating. There is a forecourt parking space and Haygreen Crescent 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'. The property is held on a very long lease with the freehold transferred on 100% ownership.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/04/2021).

Share Available: 75% (£285,000).

Shared Ownership Rent: £266.26 per month (subject to annual review).

Service Charge: £59.55 per month (subject to annual review).

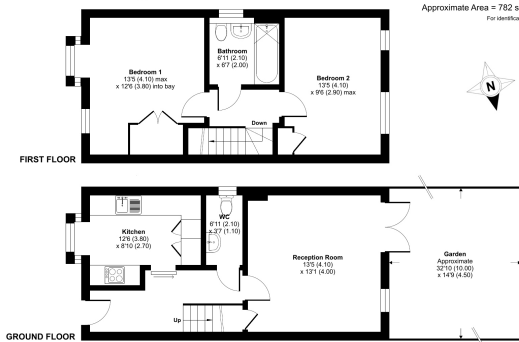
Guideline Minimum Income: Dual - £66,400 | Single - £76,600 (based on minimum share and 10% deposit).

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.

Haygreen Crescent, Castle Hill, Ebbsfleet Valley, Swanscombe, DA10

Approximate Area = 782 sq ft / 72.6 sq m
For identification only - Not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen

12' 6" into bay x 8' 10" max. (3.80m x 2.70m)

W.C.

6' 11" x 3' 7" (2.10m x 1.10m)

Reception Room

13' 5" x 13' 1" (4.10m x 4.00m)

Garden

32' 10" x 14' 9" (10.00m x 4.50m)

FIRST FLOOR

Landing

Bedroom 1

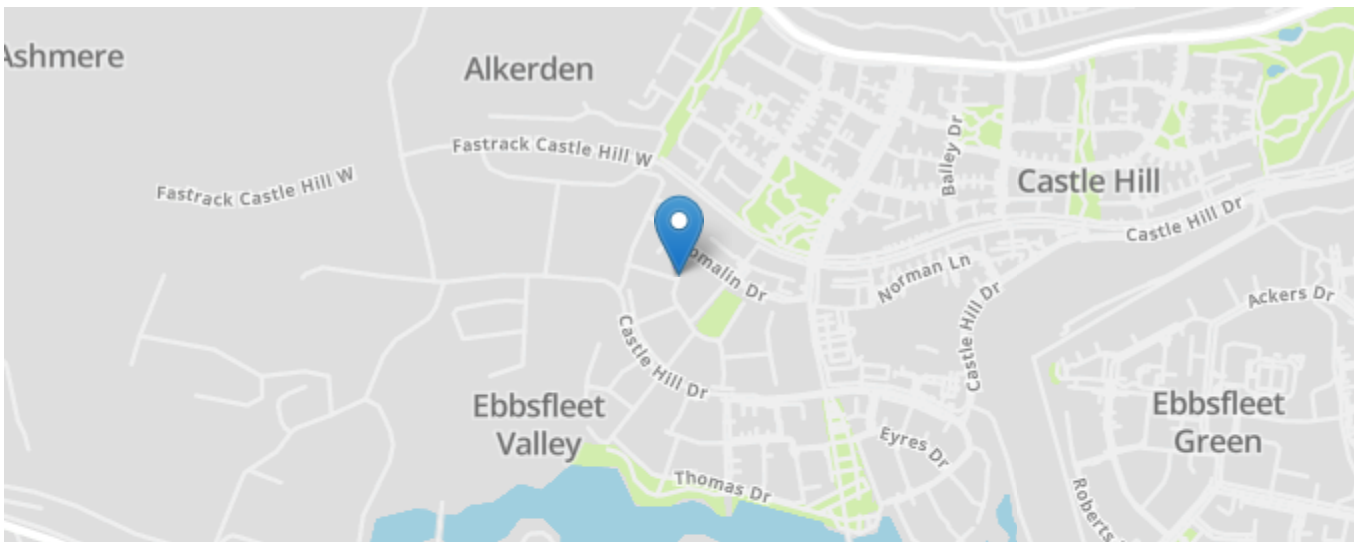
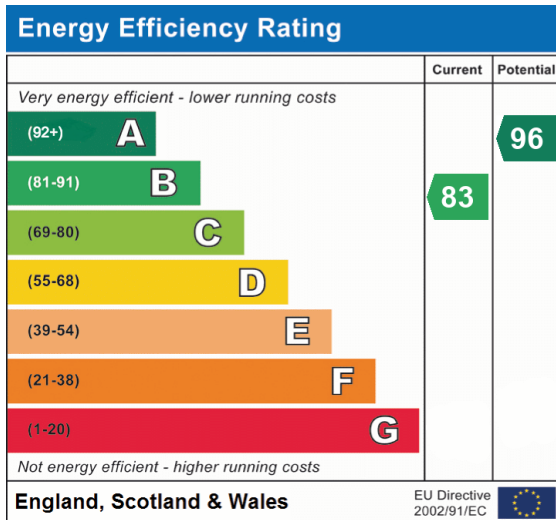
13' 5" max. x 12' 6" into bay (4.09m x 3.81m)

Bathroom

6' 11" max. x 6' 7" max. (2.11m x 2.01m)

Bedroom 2

13' 5" x 9' 6" (4.09m x 2.90m)



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.