

## £168,000 Shared Ownership

Swann Street, Ebbsfleet Valley, Swanscombe, Kent DA10 1AJ



- Guideline Minimum Deposit £16,800
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £56.6k | Single £65.1k
- Approx. 884 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £420,000). This smartly-presented, semi-detached property has a conventional, modern layout. At the front is an attractive and generously-sized kitchen with integrated appliances. There is a central cloakroom and, at the rear, a spacious reception/dining room that opens onto a split-level garden with large patio and raised lawn. On the first floor of the house is a main bedroom with built-in wardrobe plus two further double bedrooms and a stylish and naturally-lit family bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. A driveway at the side of the house provides off-street parking for two cars and there are also shared visitor spaces nearby. Alternatively, both Swanscombe and Ebbsfleet Railway Stations can be reached on foot or by brief cycle ride. Cherry Orchard Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2018).

**Minimum Share:** 40% (£168,000). The housing association will expect that you will purchase the largest share affordable.

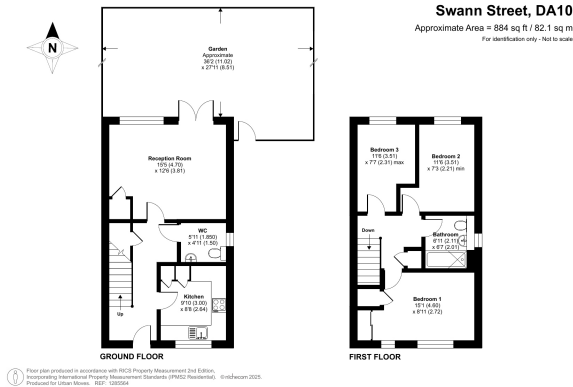
**Shared Ownership Rent:** £702.95 per month (subject to annual review).

**Service Charge:** £56.74 per month (subject to annual review).

**Guideline Minimum Income:** Guideline Income £56,600 dual | £65,100 single (based on minimum share and 10% deposit).

**Council Tax:** Band E, 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.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

9' 10" x 8' 8" (3.00m x 2.64m)

#### W.C.

5' 11" x 4' 11" (1.80m x 1.50m)

#### Reception Room

15' 5" x 12' 6" (4.70m x 3.81m)

#### Garden

approximately 36' 2" x 27' 11" (11.02m x 8.51m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

15' 1" x 8' 11" (4.60m x 2.72m)

#### Bathroom

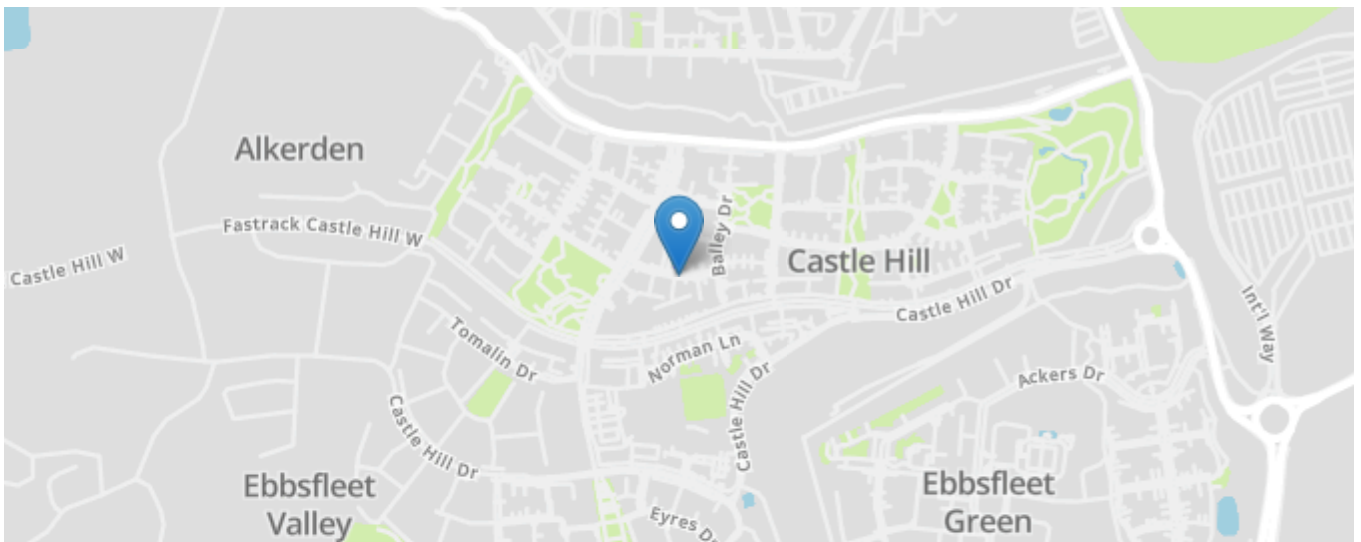
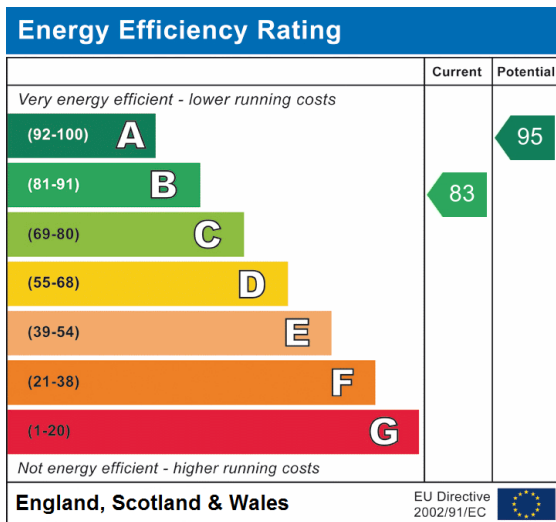
6' 11" max. x 6' 7" max. (2.11m x 2.01m)

#### Bedroom 2

11' 6" x 7' 3" min. (3.51m x 2.21m)

#### Bedroom 3

11' 6" x 7' 7" max. (3.51m x 2.31m)



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.