

£103,250 Shared Ownership

Aragon House, 65 Cherry Orchard, Ebbsfleet Valley, Kent DA10 1EP



- Guideline Minimum Deposit £10,325
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Balcony
- Guide Min Income Dual £37.3k | Single £43.6k
- Approx. 842 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £295,000). A spacious and smartly-presented flat on the second floor of this recently-constructed development. The property has a large reception room with attractive flooring, sleek kitchen units and a glazed door that opens onto the east-facing balcony. There is a main bedroom with en-suite shower room plus a generously-sized second double bedroom and a bathroom with both overhead and separate hand shower. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Aragon House has a communal parking area and is also within walking distance, or a brief cycle ride, of the Swanscombe and Ebbsfleet railway stations. Cherry Orchard Primary School is just minutes away and Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/04/2021).

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

Shared Ownership Rent: £499.36 per month (subject to annual review).

Service Charge: £151.00 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,300 | Single - £43,600 (based on minimum share and 10% deposit).

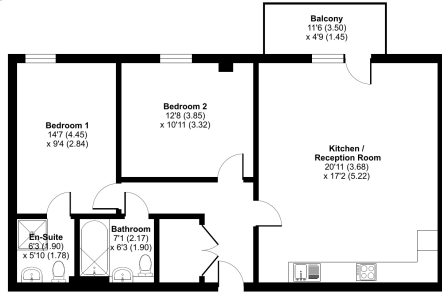
Council Tax: Band D, Dartford Borough Council. Priority is given to applicants living and/or working in this local authority.

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. Pets not permitted (except assistance animals).

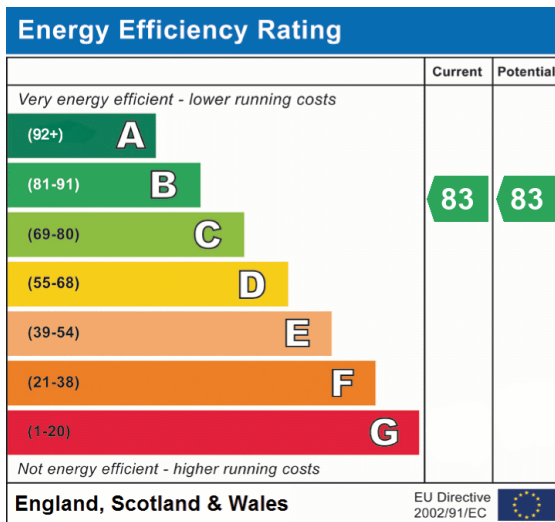


Castle Hill, Swanscombe, DA10

Approximate Area = 842 sq ft / 78.2 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) (London: 2018). Produced for Urban Moves. REF: 129494



DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

20' 11" x 17' 2" (6.38m x 5.23m)

Kitchen

included in reception measurement

Balcony

11' 6" x 4' 9" (3.51m x 1.45m)

Bedroom 1

14' 7" x 9' 4" (4.45m x 2.84m)

En-Suite Shower Room

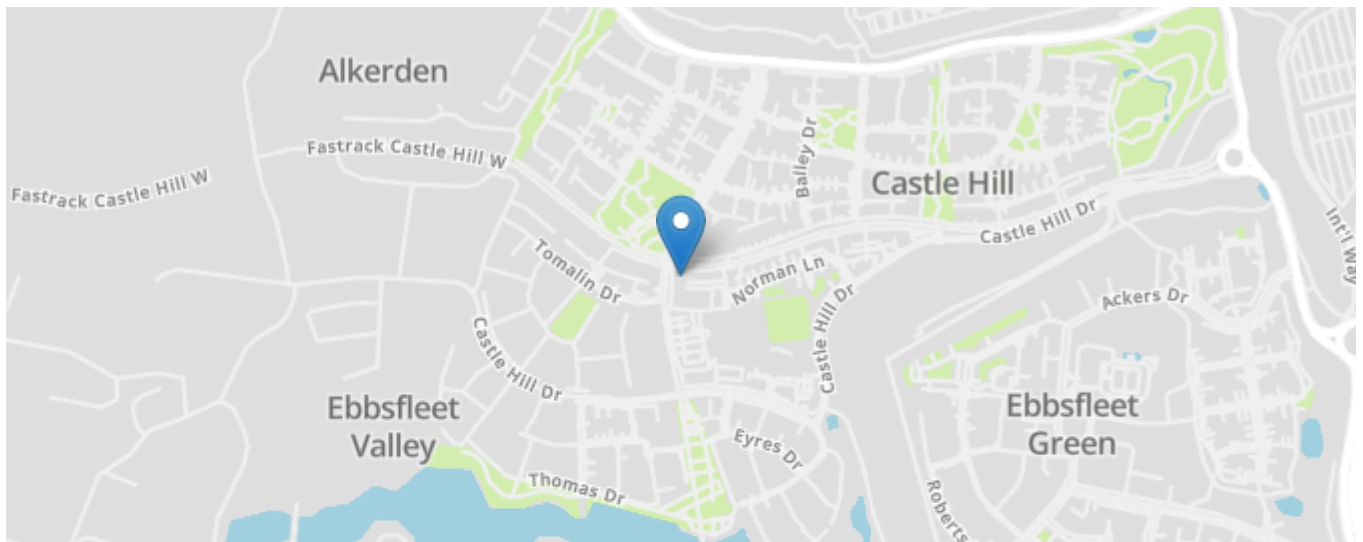
6' 3" x 5' 10" (1.91m x 1.78m)

Bedroom 2

12' 8" x 10' 11" (3.86m x 3.33m)

Bathroom

7' 1" max. x 6' 3" max. (2.16m x 1.91m)



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.