

£164,000 Shared Ownership

Hoadley End, Ebbsfleet Valley, Swanscombe, Kent DA10 1DB



- Guideline Minimum Deposit £16,400
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- South/South-West Facing Rear Garden
- Guide Min Income Dual £53.4k | Single £61.3k
- Approx. 740 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £410,000). This smartly-presented, semi-detached property has a conventional, modern layout. At the front is an attractive and generously-sized kitchen with sleek units and integrated appliances. There is a central cloakroom/WC and a reception room with bespoke cabinetry and combined fireplace/media unit. Double doors open onto a south/south-west-facing garden with patio, raised beds along the rear fence and a garden office/summer house. On the first floor of the house is a main bedroom with built-in, mirror-fronted wardrobe plus a second, comfortable, double bedroom 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 a short walk away, is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2018). Freehold transferred on 100% ownership.

Minimum Share: 40% (£164,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £640.62 per month (subject to annual review).

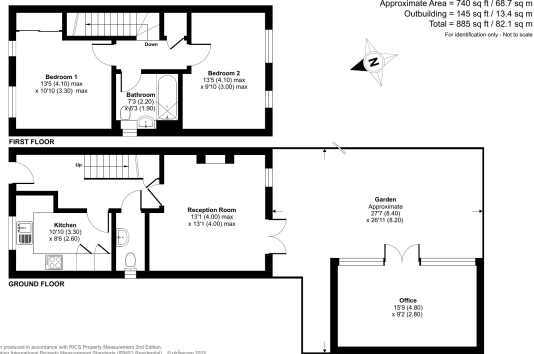
Service Charge: £59.77 per month (subject to annual review).

Guideline Minimum Income: Dual - £53,400 | Single - £61,300 (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.

Hoadley End, Castle Hill, Ebbsfleet Valley, Swanscombe, DA10



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPRIS Residential), 1st Edition 2018. Produced by Urban Moves, 0207 1212868

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(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	

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen

10' 10" x 8' 6" max. (3.30m x 2.60m)

W.C.

Reception Room

13' 1" max. x 13' 1" max. (4.00m x 4.00m)

Garden

approximately 27' 7" max. x 26' 11" max. (8.40m x 8.20m)

Garden Office / Summer House

15' 9" x 9' 2" (4.80m x 2.79m)

FIRST FLOOR

Landing

Bedroom 1

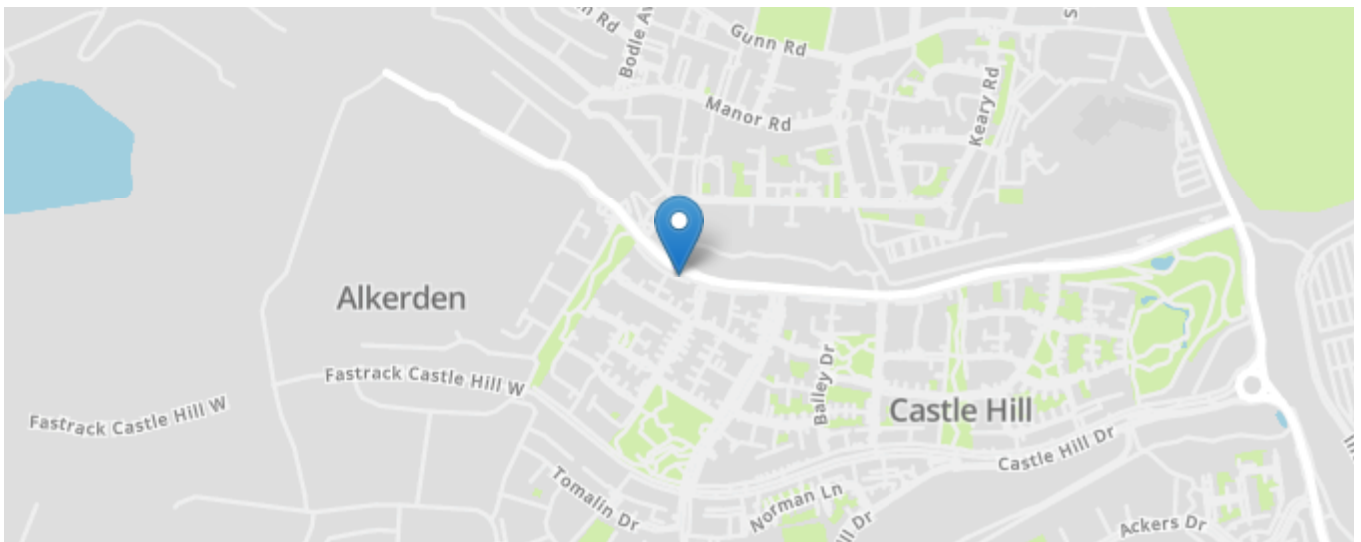
13' 5" max. x 10' 10" max. (4.09m x 3.30m)

Bathroom

7' 3" max. x 6' 3" max. (2.21m x 1.91m)

Bedroom 2

13' 5" max. x 9' 10" max. (4.09m x 3.00m)



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.