

£87,500 Shared Ownership

Castle Hill Drive, Ebbsfleet Valley, Swanscombe, Kent DA10 1EN



- Guideline Minimum Deposit £8,750
- First (Top) Floor
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £30k | Single £35.4k
- Approx. 548 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Bus/Bike Ride to Ebbsfleet Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £250,000). A beautifully-presented flat on the first floor, which is the top floor in that part of the building. The property is generously sized and has a reception room with attractive, semi-open-plan kitchen with integrated appliances. A glazed door leads out onto an east-facing balcony. The spacious bedroom includes a built-in wardrobe and the bathroom is stylish and naturally lit. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with use of an allocated parking space and there are also a number of, shared, visitor spaces. Ebbsfleet Station, for high-speed rail services between London St Pancras and the east coast, can also be reached via brief bus or bike ride.

Housing Association: Clarion.

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

Minimum Share: 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £426.75 per month (subject to annual review).

Service Charge: £111.01 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £30,000 | Single - £35,400 (based on minimum share and 10% deposit).

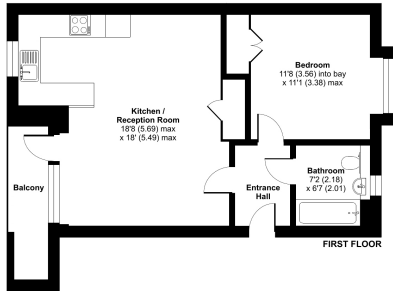
Council Tax: Band C, Dartford Borough Council. Priority is given to applicants living and/or working in this local authority.

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 Drive, Swanscombe, DA10

Approximate Area = 548 sq ft / 51 sq m
For identification only - Not to scale



Plan produced in accordance with NICE Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) (December 2020).
Produced for Urban Moves. REF: 1218355

DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

18' 8" max. x 18' 0" max. (5.69m x 5.49m)

Kitchen

included in reception measurement

Balcony

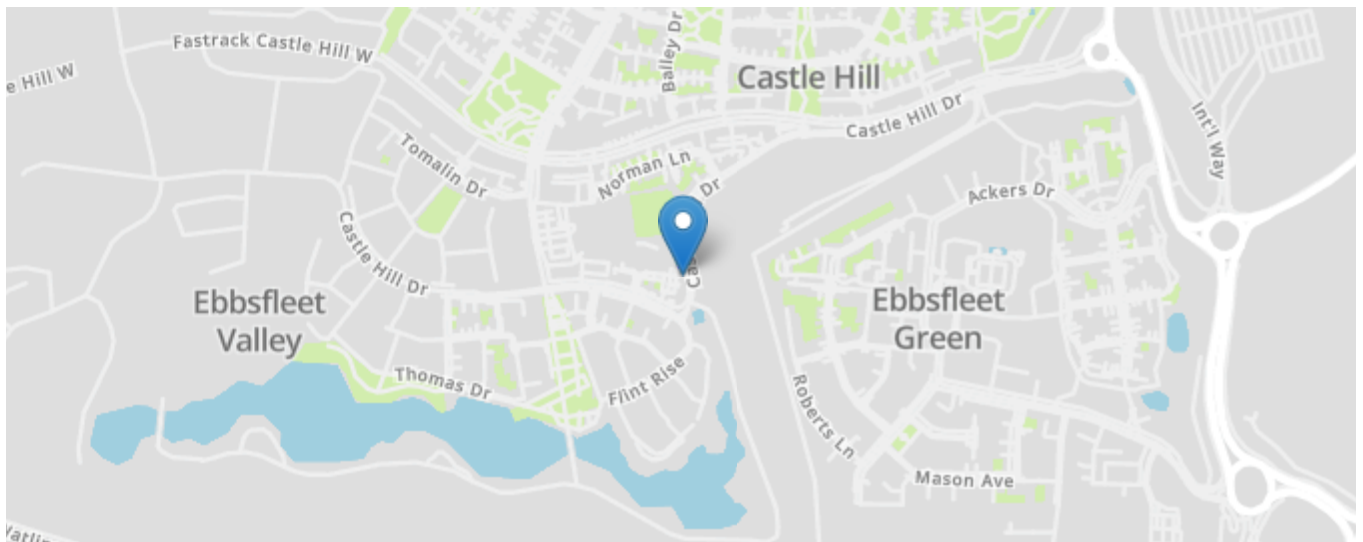
Bedroom

11' 8" into bay x 11' 1" max. (3.56m x 3.38m)

Bathroom

7' 2" max. x 6' 7" max. (2.18m x 2.01m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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.