

£225,000 Shared Ownership

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



- Guideline Minimum Deposit £22,500
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden with Summer House
- Guide Min Income Dual £58.5k | Single £67.3k
- Approx. 788 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £375,000). 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 south-facing garden with timber summerhouse. On the first floor of the house is a main bedroom with built-in wardrobe plus a second good-sized 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 minutes away, is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

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

Minimum Share: 60% (£225,000). The housing association will expect that you will purchase the largest share affordable.

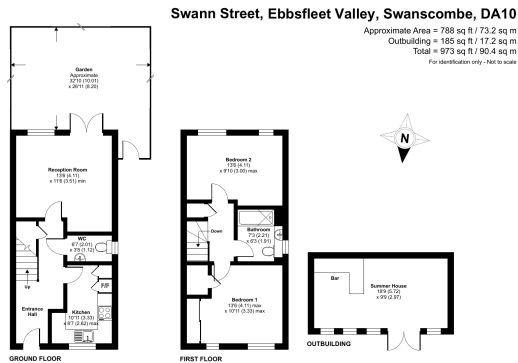
Shared Ownership Rent: £424.31 per month (subject to annual review).

Service Charge: £52.15 per month (subject to annual review).

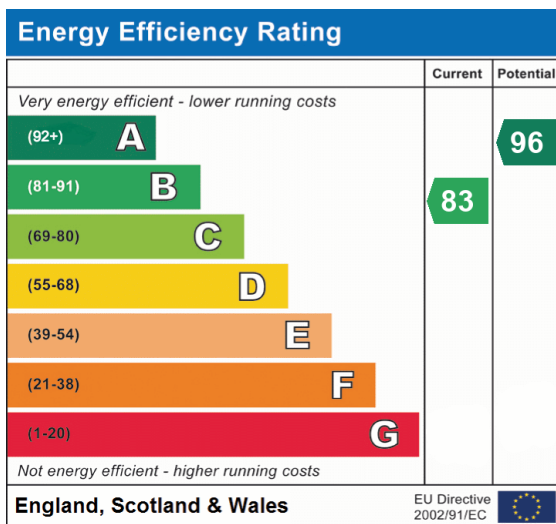
Guideline Minimum Income: Dual - £58,500 | Single - £67,300 (based on minimum share and 10% deposit).

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.



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©urbanmoves 2021. Prepared by Urban Moves, 0203 1227027



DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 11" x 8' 7" max. (3.33m x 2.62m)

W.C.

6' 7" x 3' 8" (2.01m x 1.12m)

Reception Room

13' 6" x 11' 6" min. (4.11m x 3.51m)

Garden

approximately 32' 10" x 26' 11" (10.01m x 8.20m)

FIRST FLOOR

Landing

Bedroom 1

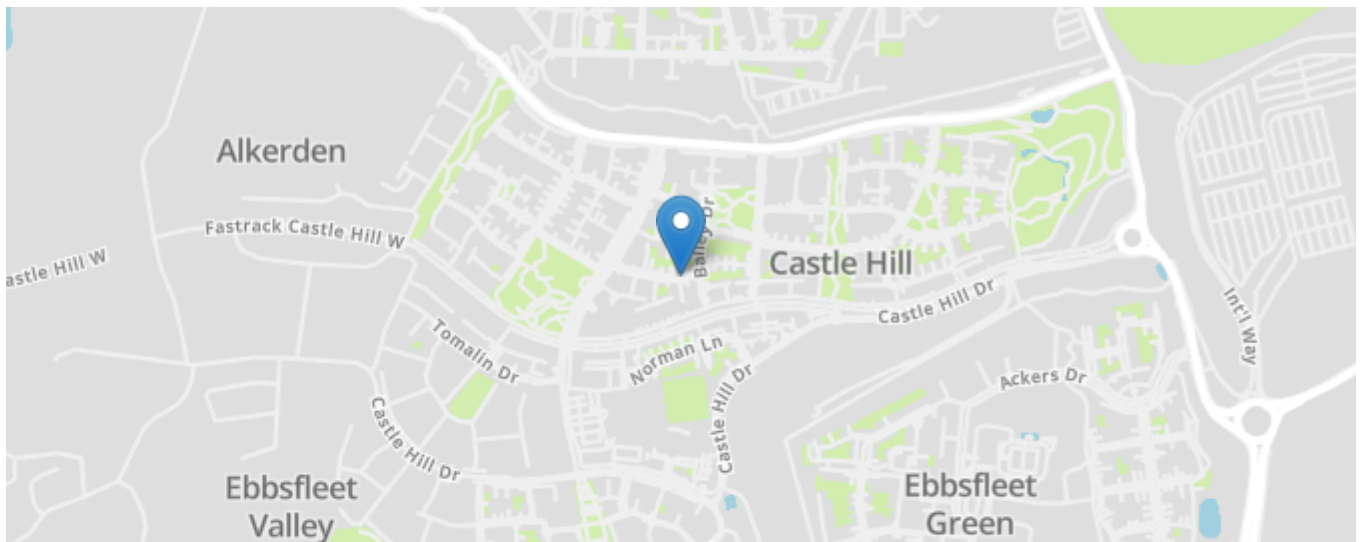
13' 6" max. x 10' 11" max. (4.11m x 3.33m)

Bathroom

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

Bedroom 2

13' 6" x 9' 10" max. (4.11m 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.