

£96,250 Shared Ownership

Eastern Avenue, Western Cross, Ebbsfleet Valley, Kent DA10 1FR



- Guideline Minimum Deposit £9,625
- Ground Floor with Patio
- Very Good Energy Efficiency Rating
- Short Walk from Bluewater Shopping Centre
- Guide Min Income Dual £31.3k | Single £37.4k
- Approx. 759 Sqft Gross Internal Area
- Parking Space
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £275,000). This two-bedroom flat is on the ground floor of a recently constructed development (sometimes called Blackstone House) and appears in excellent condition throughout. The property has a dual-aspect reception room with attractive flooring and open-plan kitchen area featuring sleek units and integrated appliances. A glazed door leads out to a private patio area. There is a main bedroom with naturally lit, en-suite shower room plus a generously-sized second double bedroom and a simple yet stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls and floor, high performance glazing and gas central heating all contribute towards a very good energy efficiency rating. The huge range of shops and other amenities that Bluewater Shopping Centre has to offer are only a short walk away and Greenhithe Railway Station can also be reached on foot or by brief bike ride. The property, which is held on a very long lease, comes with an allocated parking space plus shared use of some additional visitor spaces.

Housing Association: Clarion.

Tenure: Leasehold (999 years less 5 days from 01/01/2021).

Minimum Share: 35% (£96,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £508.73 per month (subject to annual review).

Service Charge: £27.99 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,300 | Single - £37,400 (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).

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

19' 0" max. x 14' 1" max. (5.79m x 4.29m)

Kitchen

included in reception measurement

Patio

9' 10" x 5' 11" (3.00m x 1.80m)

Bedroom 1

12' 10" x 10' 6" (3.91m x 3.20m)

En-Suite Shower Room

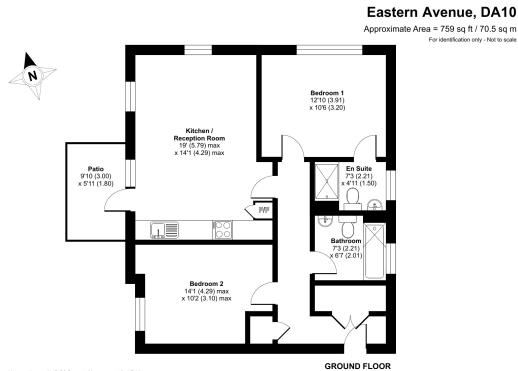
7' 3" max. x 4' 11" max. (2.21m x 1.50m)

Bedroom 2

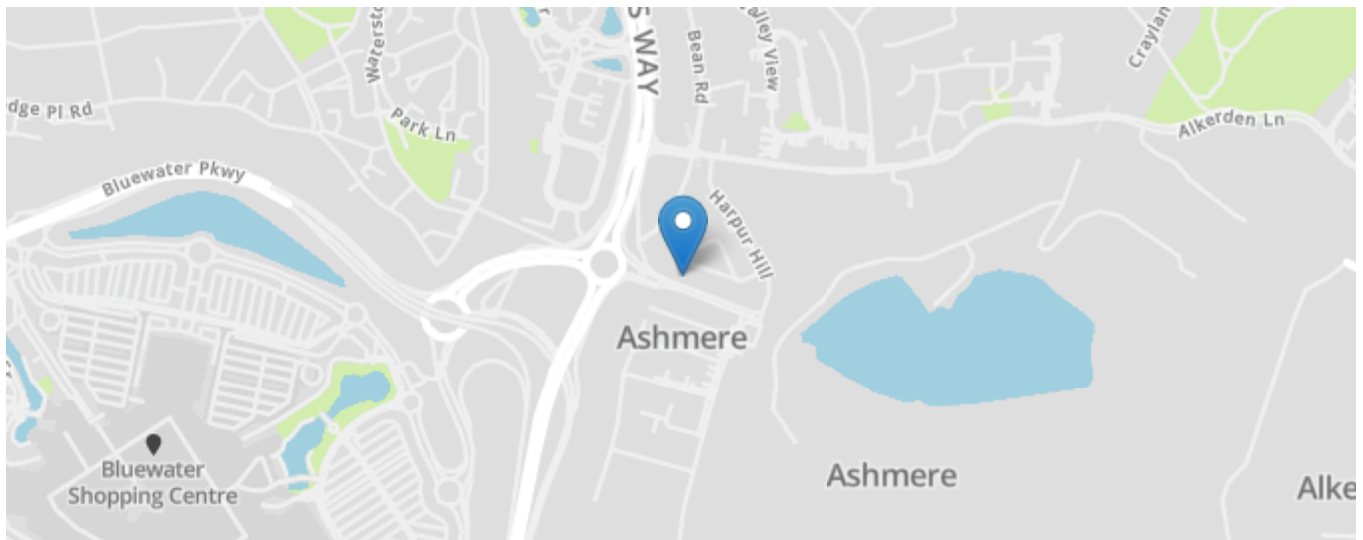
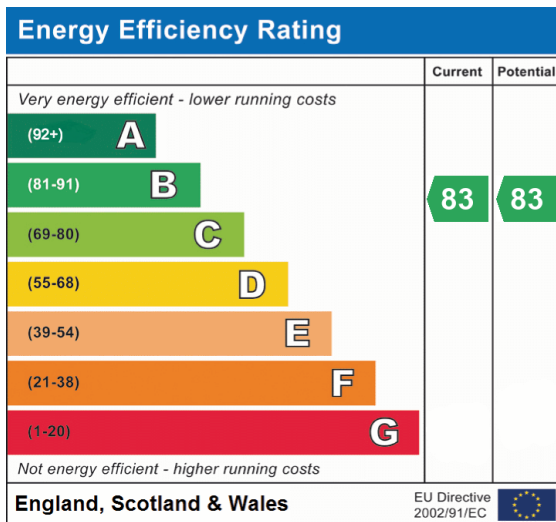
14' 1" max. x 10' 2" max. (4.29m x 3.10m)

Bathroom

7' 3" max. x 6' 7" max. (2.21m x 2.01m)



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves Ltd. Produced for Urbanmoves. REF: 1240304



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