

## £66,250 Shared Ownership

Mount Nod, London Road, Greenhithe, Kent DA9 9HX



- Guideline Minimum Deposit £6,625
- First Floor with Juliette Balcony
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £28.9k | Single £33.8k
- Approx. 650 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Short Walk to Railway Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £265,000). An attractive development of low-rise buildings surrounded by communal grounds and trees on three sides. The flat available is on the first floor and features a dual-aspect reception room with Juliette balcony and an open-plan kitchen area. There is a spacious bedroom with en-suite shower room, a second double bedroom and a good-sized bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Greenhithe Railway Station is a short walk away and offers services out to Gravesend/Rainham or in to various central London destinations. The flat comes with use of an allocated parking space and is only a few minutes drive from Bluewater Shopping Centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2009).

**Minimum Share:** 25% (£66,250). The housing association will expect that you will purchase the largest share affordable.

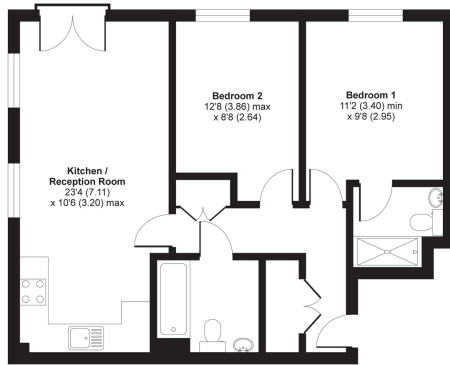
**Shared Ownership Rent:** £536.41 per month (subject to annual review).

**Service Charge:** £82.64 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £28,900 | Single - £33,800 (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).



FIRST FLOOR

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

23' 4" x 10' 6" max. (7.11m x 3.20m)

#### Kitchen

included in reception measurement

#### Bedroom 1


11' 2" min. x 9' 8" (3.40m x 2.95m)

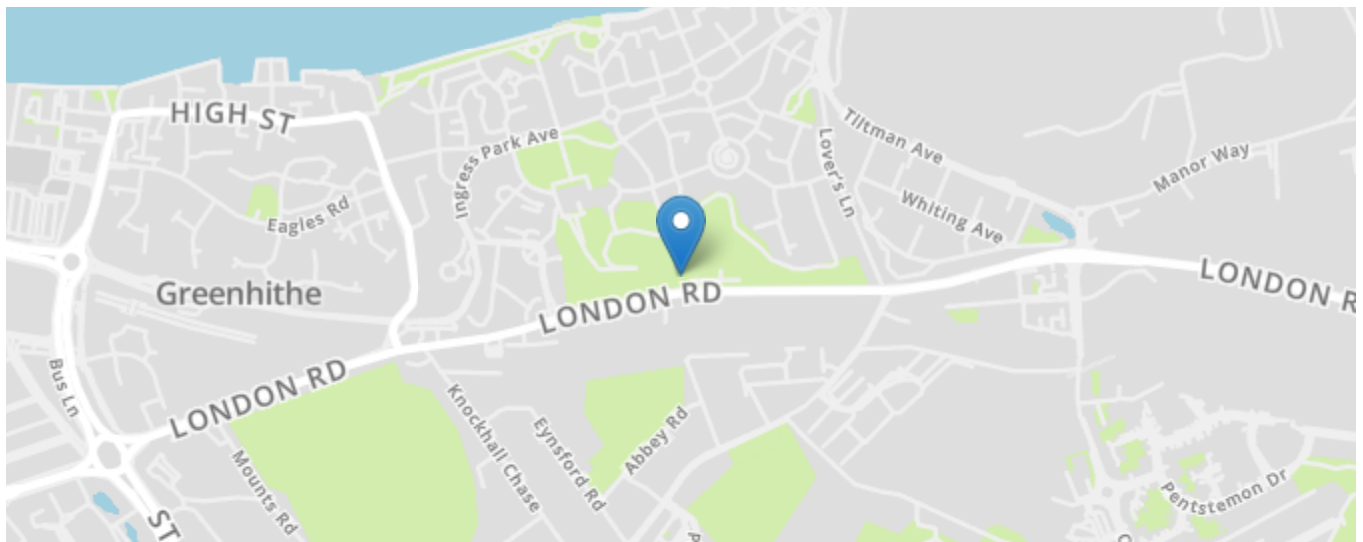
#### En-Suite Shower Room

#### Bedroom 2

12' 8" max. x 8' 8" (3.86m x 2.64m)

#### Bathroom

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



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.