

## £176,000 Shared Ownership

Haygreen Crescent, Ebbsfleet Valley, Swanscombe, Kent DA10 1FD



- Guideline Minimum Deposit £17,600
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £54k | Single £62.1k
- Approx. 790 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space (+ Shared Visitor Parking)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 44% share. Full market value £400,000). A recently-built and very smartly-presented, mid-terrace house. The property features attractive wood panelling in the entrance hall and reception room. The kitchen has a bay window, sleek units and (mostly) integrated appliances. Upstairs, on the first floor, are two good-sized bedrooms, both of which include fitted storage. There is a stylish bathroom plus a ground-floor cloakroom/WC. Well insulated walls, roof and floor, high performance and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The house has a split-level rear garden, with large shed, and comes with an allocated parking space plus shared use of the visitor spaces. The nearby primary school is Ofsted-rated 'Outstanding' and the Swanscombe and Ebbsfleet railway stations are both within walking distance or a brief cycle ride. Bluewater Shopping Centre is only a short drive away and can also be easily reached via bus.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/04/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 44% (£176,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £588.26 per month (subject to annual review).

**Service Charge:** £59.55 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £54,000 | Single - £62,100 (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.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

12' 5" into bay x 8' 8" max. (3.78m x 2.64m)

#### W.C.

#### Reception Room

13' 6" x 13' 1" (4.11m x 4.00m)

#### Garden

approximately 32' 10" x 14' 9" (10.00m x 4.50m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

13' 6" max. x 11' 0" to bay (4.11m x 3.35m)

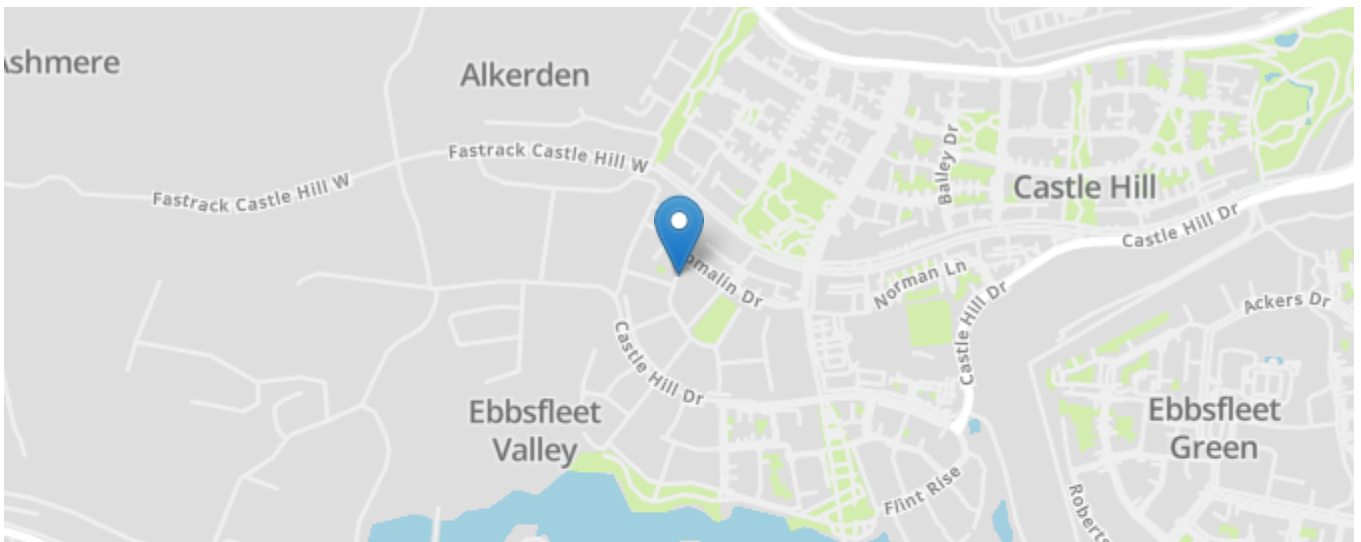
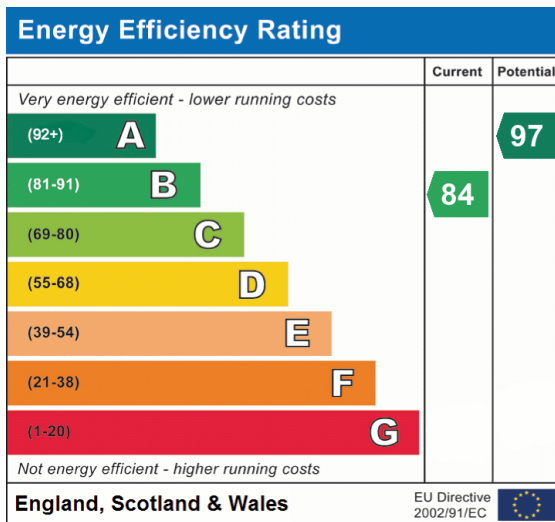
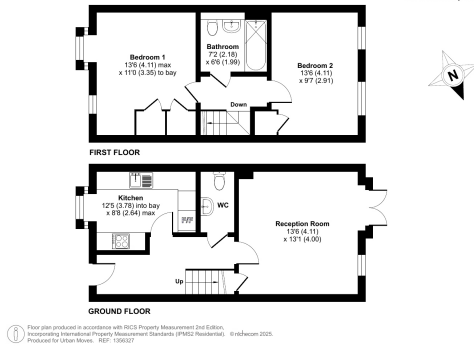
#### Bathroom

7' 2" max. x 6' 6" max. (2.18m x 1.99m)

#### Bedroom 2

13' 6" x 9' 7" (4.11m x 2.91m)

Haygreen Crescent, Swanscombe, DA10  
Approximate Area = 790 sq ft / 73.3 sq m  
For identification only - Not to scale



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.