

£161,000 Shared Ownership

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



- Guideline Minimum Deposit £16,100
- Two Storey, Three Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Sixty Two Foot Rear Garden
- Guide Min Income Dual £58.7k | Single £67.6k
- Approx. 1074 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £460,000). A great chance to buy a spacious, shared-ownership family home. This modern, end-of-terrace property has an attractive entrance hall with herringbone-style flooring, a generously-sized kitchen with integrated appliances, a central cloakroom and a full-width reception room with decorative wood panelling. Patio doors open onto a sixty-two-foot rear garden. Upstairs, on the first floor of the house, is a main bedroom with bay window plus two further double bedrooms and a naturally lit bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, gas central heating and high performance glazing. Behind the terrace, and easily accessible via the garden gate, is a parking area which includes a space allocated to this property. There are also several, shared, visitor spaces nearby. Alternatively, Castle Hill Drive is within walking distance, or brief bike ride, of both Swanscombe and Ebbsfleet Railway Stations. Cherry Orchard Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2020). Freehold transferred on 100% ownership.

Minimum Share: 35% (£161,000). The housing association will expect that you will purchase the largest share affordable.

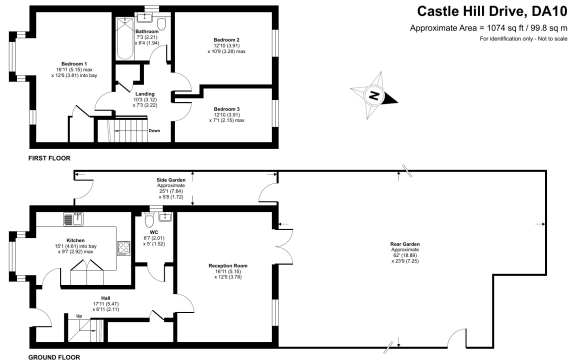
Shared Ownership Rent: £770.80 per month (subject to annual review).

Service Charge: £82.00 per month (subject to annual review).

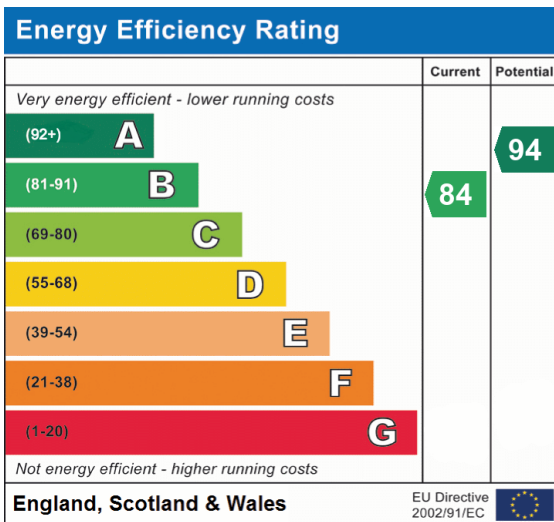
Guideline Minimum Income: Dual - £58,700 | Single - £67,600 (based on minimum share and 10% deposit).

Council Tax: Band E, 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.



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on-site using a laser distance measurer. Measurements are approximate and should not be relied upon. Produced by Urban Moves. REF: 1271058



DIMENSIONS

GROUND FLOOR

Entrance Hall

17' 11" x 6' 11" (5.47m x 2.11m)

Kitchen

15' 1" into bay x 9' 7" max. (4.61m x 2.92m)

W.C.

6' 7" x 5' 0" (2.01m x 1.52m)

Reception Room

16' 11" x 12' 5" (5.15m x 3.78m)

Garden

approximately 62' 0" x 23' 9" max. (18.89m x 7.25m) plus side return

FIRST FLOOR

Landing

10' 3" x 7' 3" (3.12m x 2.22m)

Bedroom 1

16' 11" max. x 12' 6" into bay (5.16m x 3.81m)

Bathroom

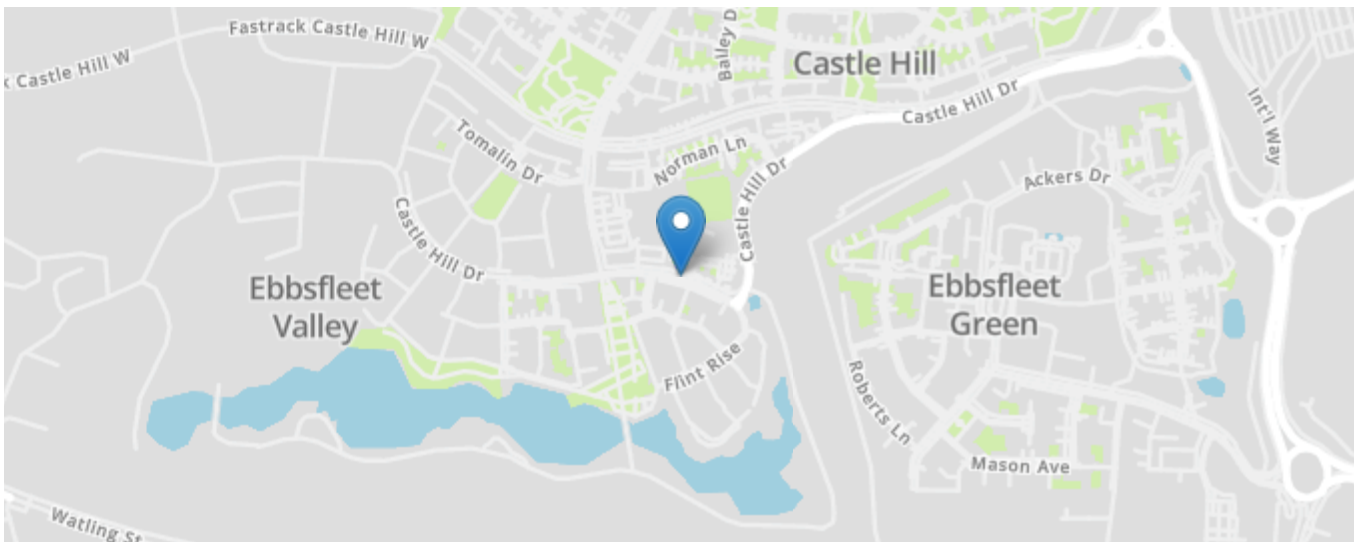
7' 3" max. x 6' 4" max. (2.21m x 1.93m)

Bedroom 2

12' 10" x 10' 9" max. (3.91m x 3.28m)

Bedroom 3

12' 10" x 7' 1" max. (3.91m x 2.15m)



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.