

£315,000 Shared Ownership

Bodycomb Street, Ebbsfleet Valley, Swanscombe, Kent DA10 1EZ



- Three Storey, Semi Detached House
- Bathroom plus Ground-Floor WC
- South-West-Facing Rear Garden
- Guide Dual Income- £76,200 10% deposit (£31.5k)
- Approx. 101.4m² (1092 Sqft) GIA
- Very Good Energy Efficiency Rating
- Parking Space (+ Shared Visitor Parking)
- Guide Single Income - £78,000 20% deposit (63k)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £450,000). A generously-sized and smartly-presented property in Castle Hill. The recently-constructed townhouse has a room at the front which could serve as a study/home office or as an occasional bedroom. There is a ground-floor cloakroom/WC and a spacious and attractive kitchen/dining room with sleek units and integrated appliances. Patio doors lead out to a south-west-facing garden. The reception room is on the first floor, along with the smallest of the three (dedicated) bedrooms. Further upstairs are two full-width bedrooms plus a stylish, high-spec bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy efficiency rating. To the rear of the property, and easily accessible via the garden gate, is a parking area which includes a space allocated to this property along with several, shared, visitor spaces. The Swanscombe and Ebbsfleet Railway Stations are also within walking distance, or a brief cycle ride. Nearby Cherry Orchard Primary School is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

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

Share Available: 70% (£315,000).

Shared Ownership Rent: £336.37 per month (subject to annual review).

Service Charge: £61.69 per month (subject to annual review).

Guideline Minimum Income: Dual - £76,200 10% deposit (£31.5k) | Single - £78,000 20% deposit (63k)

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.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Study

2.54m x 2.17m (8' 4" x 7' 1")

W.C.

1.92m x 1.51m (6' 4" x 4' 11")

Kitchen / Dining Room

4.26m x 3.59m (14' 0" x 11' 9")

Garden

8.98m x 4.67m (29' 6" x 15' 4")

FIRST FLOOR

Landing

Reception Room

4.26m x 4.19m max. (14' 0" x 13' 9")

Bedroom 3

3.65m x 2.18m (12' 0" x 7' 2")

SECOND FLOOR

Landing

Bedroom 1

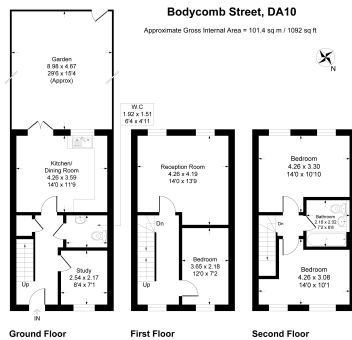
4.26m x 3.30m max. (14' 0" x 10' 10")

Bathroom

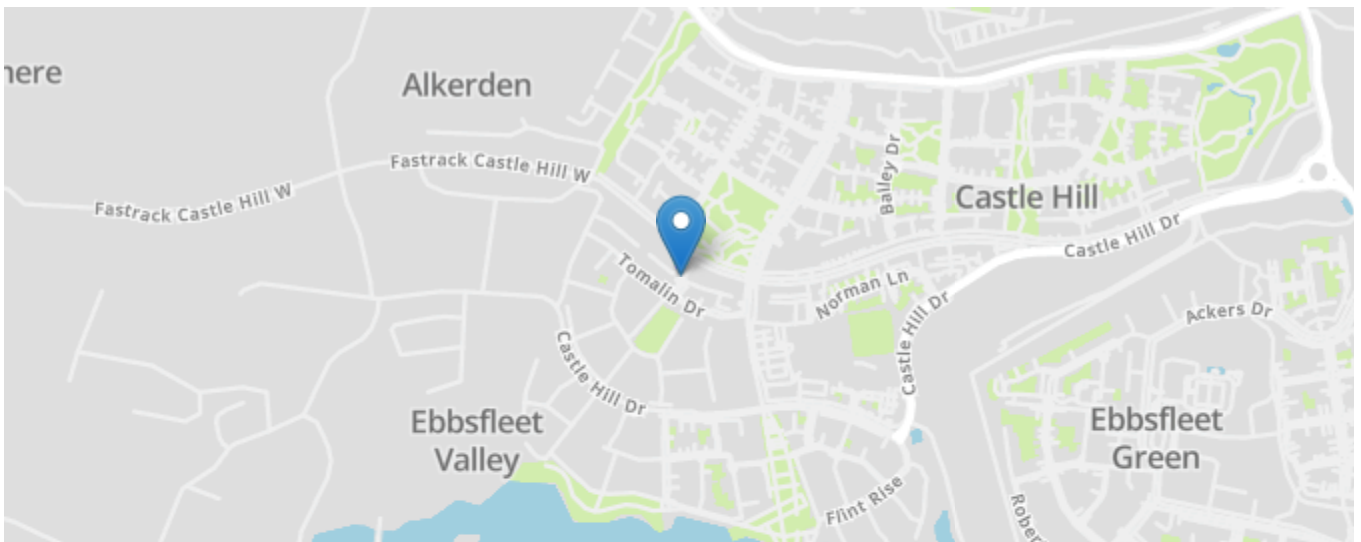
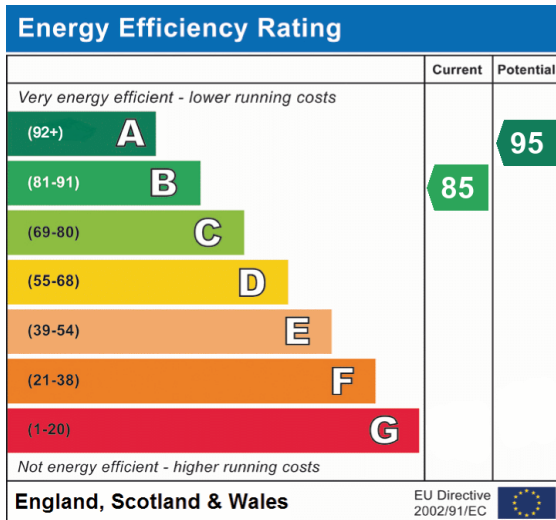
2.18m max. x 2.02m max. (7' 2" x 6' 8")

Bedroom 2

4.26m max. x 3.08m max. (14' 0" x 10' 1")



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planity



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.