

£87,500 Shared Ownership

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



- Guideline Minimum Deposit £8,750
- First Floor
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Balcony
- Guide Min Income Dual £30.5k | Single £36.2k
- Approx. 548 Sqft Gross Internal Area
- Spacious Bedroom
- Parking Space
- Short Bus/Bike Ride from Ebbsfleet Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £250,000). This elegantly-presented flat is on the first floor and has a reception room with attractive, herringbone flooring and a door that leads out onto the balcony. The open-plan kitchen area features sleek units and integrated appliances. There is a spacious bedroom, with windows on two sides, and a stylish, high-spec bathroom. A storage/utility cupboard has been provided in the entrance hall and well insulated walls, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with use of an allocated, off-street parking space and there are also some unallocated/visitor spaces. Ebbsfleet Station, for high-speed rail services between London St Pancras and the east coast, can also be easily reached via bus or bike.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2020).

Minimum Share: 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £426.55 per month (subject to annual review).

Service Charge: £130.02 per month (subject to annual review).

Guideline Minimum Income: Dual - £30,500 | Single - £36,200 (based on minimum share and 10% deposit).

Council Tax: Band C, 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

FIRST FLOOR

Entrance Hall

11' 2" x 4' 10" (3.40m x 1.47m)

Reception

20' 11" max. x 13' 2" max. (6.38m x 4.01m)

Kitchen

included in reception measurement

Balcony

13' 2" x 4' 3" (4.01m x 1.30m)

Bedroom

14' 9" x 9' 11" (4.50m x 3.02m)

Bathroom

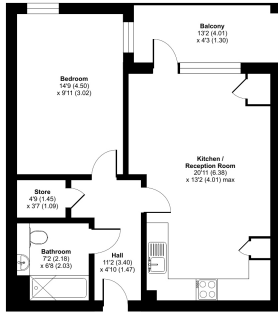
7' 2" max. x 6' 8" max. (2.18m x 2.03m)



Castle Hill Drive, DA10

Approximate Area = 548 sq ft / 50.9 sq m

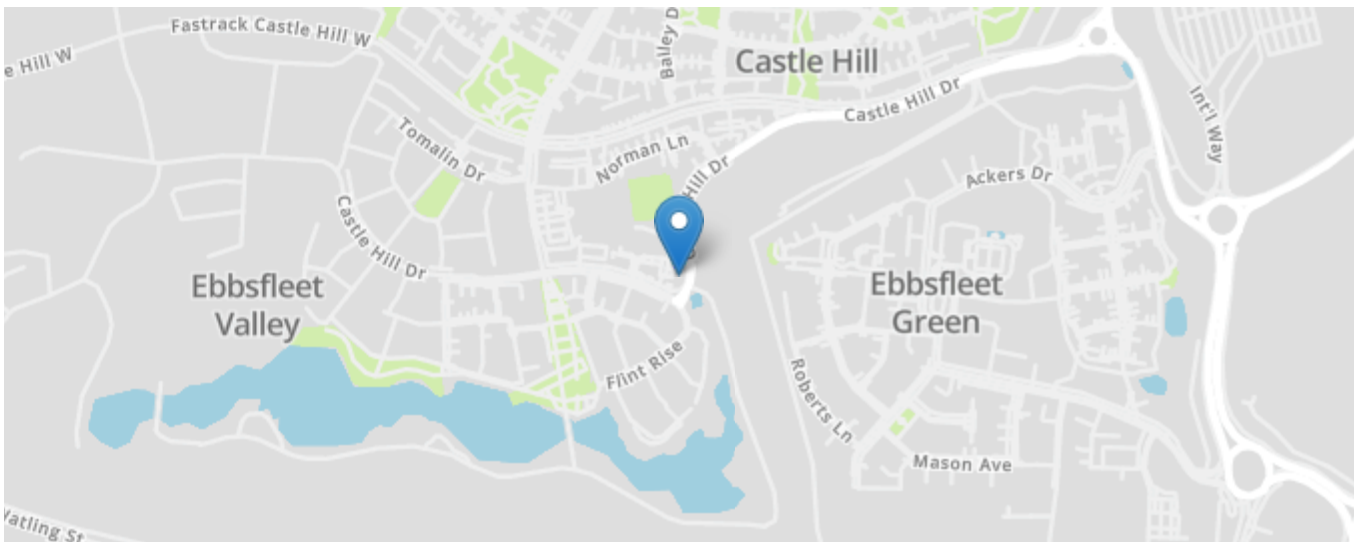
For identification only - Not to scale



FIRST FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2023. Prepared by Urbanmoves, 8001 138023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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.