

£105,000 Shared Ownership

Aragon House, 65 Cherry Orchard, Ebbsfleet Valley, Kent DA10 1EP



- Guideline Minimum Deposit £10,500
- Top Floor (fourth - building has a lift)
- Dual Aspect Reception Room
- Very Good Energy Efficiency Rating
- Communal Parking
- Guide Deposit Dual £38.8k | Single £45k
- Approx. 782 Sqft Gross internal Area
- Bathroom plus En-Suite Shower Room
- Corner Balcony
- Walking Distance to Swanscombe/Ebbsfleet Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £300,000). This spacious and smartly-presented flat is on the top floor of a recently-constructed development and features an approximately twenty-three-foot main room with sleek, handle-less kitchen units, attractive flooring, bespoke cabinetry and a pair of double doors that open onto a corner balcony. There is a bedroom with en-suite shower room plus a second, comfortable, double bedroom and a bathroom with both overhead and separate hand shower. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls and roof, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Aragon House is in the heart of Castle Hill Village, has a communal parking area and is minutes from a Co-Op store and popular cafe. The Swanscombe, Ebbsfleet and Greenhithe railway stations can also be easily reached via brief bus or bike ride. Cherry Orchard Primary School is just minutes away and Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/04/2021).

Minimum Share: 35% (£105,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £526.32 per month (subject to annual review).

Service Charge: £149.92 per month (subject to annual review).

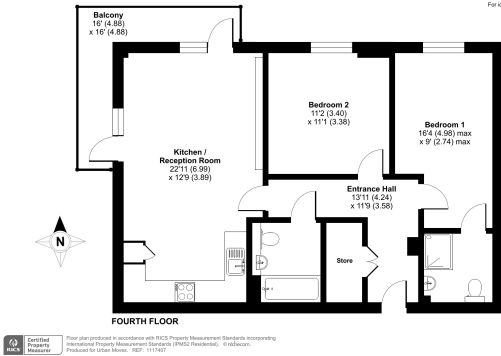
Guideline Minimum Income: Dual - £38,800 | Single - £45,000 (based on minimum share and 10% deposit).

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

Cherry Orchard, Ebbsfleet Valley, Swanscombe, DA10

Approximate Area ~ 782 sq ft / 72.6 sq m
For identification only, not to scale



DIMENSIONS

FOURTH FLOOR

Entrance Hallway

13' 11" max. x 11' 9" max. (4.24m x 3.58m)

Reception

22' 11" x 12' 9" (6.99m x 3.89m)

Kitchen

included in reception measurement

Balcony

16' 0" x 16' 0" (4.88m x 4.88m)

Bedroom 1

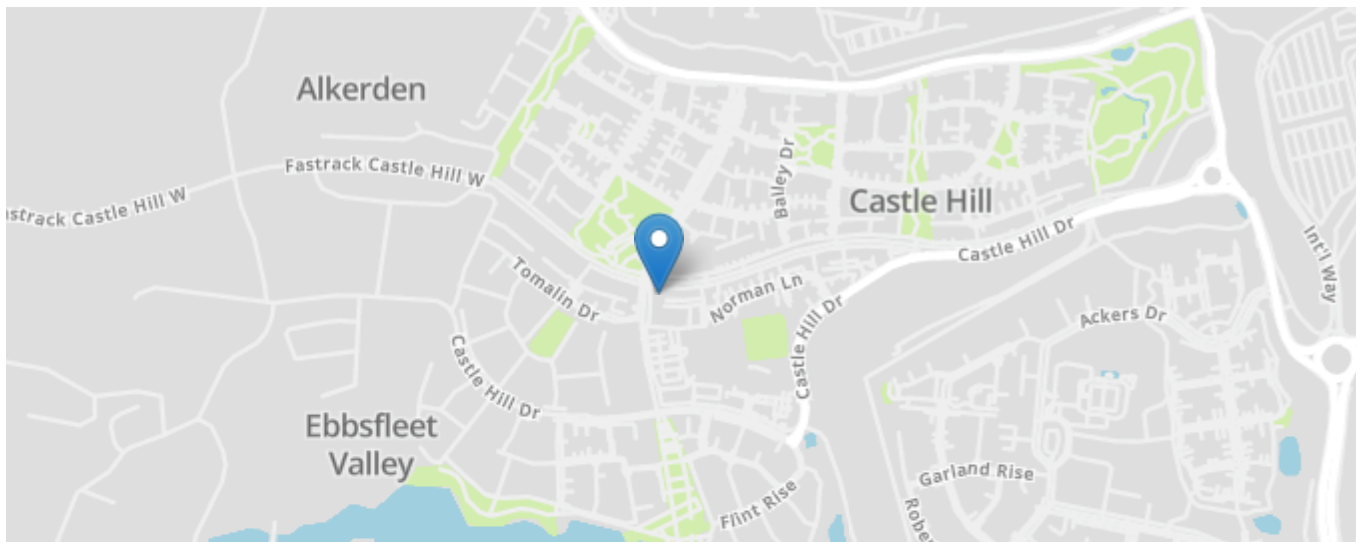
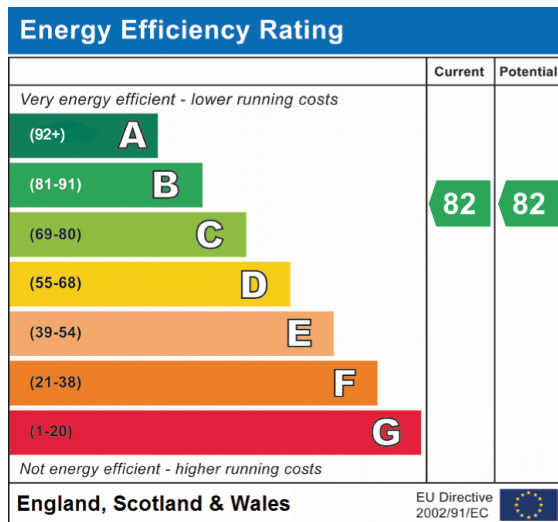
16' 4" max. x 9' 0" max. (4.98m x 2.74m)

En-Suite Shower Room

Bedroom 2

11' 2" x 11' 1" (3.40m x 3.38m)

Bathroom



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.