

£112,000 Shared Ownership

Eastern Avenue, Western Cross, Ebbsfleet Valley, Kent DA10 1FR



- Guideline Minimum Deposit £11,200
- Ground Floor
- Bathroom plus En-Suite Shower Room
- Private Patio
- Bluewater Shopping Centre Within Easy Reach
- Guide Min Income Dual £35k | Single £41.2k
- Approx. 806 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £320,000). This spacious, two-bedroom flat is on the ground floor of a recently-constructed development (sometimes called Blackstone House) and appears in excellent condition throughout. The property has a twenty-one-foot, dual-aspect reception room with attractive flooring and open-plan kitchen area featuring sleek units and integrated appliances. A glazed door leads from the living area out to a private patio on the east/south-east side of the building. There is a main bedroom with en-suite shower room plus a generously-sized second double bedroom and a stylish bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The huge range of shops and other amenities that Bluewater Shopping Centre has to offer are only a short walk away and Greenhithe Railway Station can also be reached on foot or via brief bus or bike ride. The property, which is held on a very long lease, comes with an allocated parking space plus shared use of some additional visitor spaces.

Housing Association: Clarion.

Tenure: Leasehold (999 years less 5 days from 01/01/2021).

Minimum Share: 35% (£112,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £512.93 per month (subject to annual review).

Service Charge: £27.99 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,000 | Single - £41,200 (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 not permitted (except assistance animals).

