

**£220,000 Shared Ownership****Cherry Hinton Close, Western Cross, Swanscombe, Kent DA10 1FW**

- Guideline Minimum Deposit £22,000
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guide Min Income Dual £58.1k | Single £66.8k
- Approx. 892 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space (EV charging point available)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 55% share. Full market value £400,000). This recently-constructed and smartly-presented property forms one end of a short, four-house terrace. There is a cloakroom/WC just off the entrance hall with most of the remainder of the ground floor devoted to a full-length (thirty-one-foot) open-plan kitchen/reception room. Features include attractive flooring, sleek units, integrated appliances and patio doors that lead out to the rear garden. Upstairs, on the first floor, is a spacious main bedroom with en-suite shower room plus a second, good-sized, double bedroom and a simple yet stylish 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. The house comes with a forecourt parking space plus shared use of the visitor spaces. Bluewater Shopping Centre is only a short walk away and Greenhithe Railway Station can also be reached on foot, via bus or by brief bike ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (999 years from 01/01/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 55% (£220,000). The housing association will expect that you will purchase the largest share affordable.

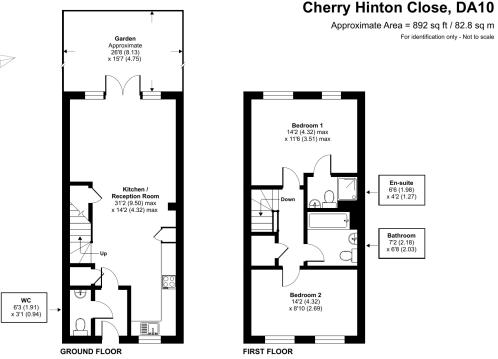
**Shared Ownership Rent:** £460.94 per month (subject to annual review).

**Service Charge:** £33.59 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £58,100 | Single - £66,800 (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.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### W.C.

6' 3" x 3' 1" (1.91m x 0.94m)

#### Reception

31' 2" max. x 14' 2" max. (9.50m x 4.32m)

#### Kitchen

included in reception measurement

#### Garden

approximately 26' 8" x 15' 7" (8.13m x 4.75m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

14' 2" max. x 11' 6" max. (4.32m x 3.51m)

#### En-Suite Shower Room

6' 6" max. x 4' 2" max. (1.98m x 1.27m)

#### Bathroom

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

#### Bedroom 2

14' 2" x 8' 10" (4.32m x 2.69m)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.