

£120,000 Shared Ownership

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



- Guideline Minimum Deposit £12,000
- Top Floor (fourth, building has a lift)
- Bathroom plus En-Suite Shower Room
- South Facing Balcony
- Guide Min Income Dual £40.8k | Single £47.1k
- Approx. 864 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £300,000). This spacious and smartly-presented flat occupies a prime position within a recently-constructed block - top floor with a south-facing balcony. The property has a large, dual-aspect reception room with open-plan kitchen area featuring sleek, grey units and integrated appliances. The principle bedroom has an en-suite shower room, there is a generously-sized second double bedroom and an attractive main bathroom. A storage/utility cupboard has been provided in the entrance hall and the well insulated walls and roof, high performance glazing and modern gas central heating system make for a very good energy-efficiency rating. There is a Co-Op store in one of the ground-floor retail units and the Blue Bean Cafe is close by. Cherry Orchard Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'. Aragon House has a communal parking area and Swanscombe and Ebbsfleet Railway Stations can also be easily reached via brief bus or bike ride.

Housing Association: Clarion.

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

Minimum Share: 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £490.21 per month (subject to annual review).

Service Charge: £151.23 per month (subject to annual review).

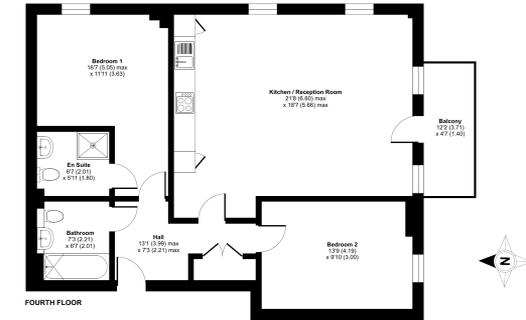
Guideline Minimum Income: Dual - £40,800 | Single - £47,100 (based on minimum share and 10% deposit).

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).

Castle Hill, Ebbsfleet Valley, Swanscombe, DA10

Approximate Area = 864 sq ft / 80.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating Commercial Property Measurement Standards (CPMS Residential). © Urbanmoves 2021. Produced for Urban Moves. REF: 1412141

DIMENSIONS

FOURTH FLOOR

Entrance Hall

13' 1" max. x 7' 3" max. (3.99m x 2.21m)

Reception

21' 8" max. x 18' 7" max. (6.60m x 5.66m)

Kitchen

included in reception measurement

Balcony

12' 2" x 4' 7" (3.71m x 1.40m)

Bedroom 1

16' 7" max. x 11' 11" (5.05m x 3.63m)

En-Suite Shower Room

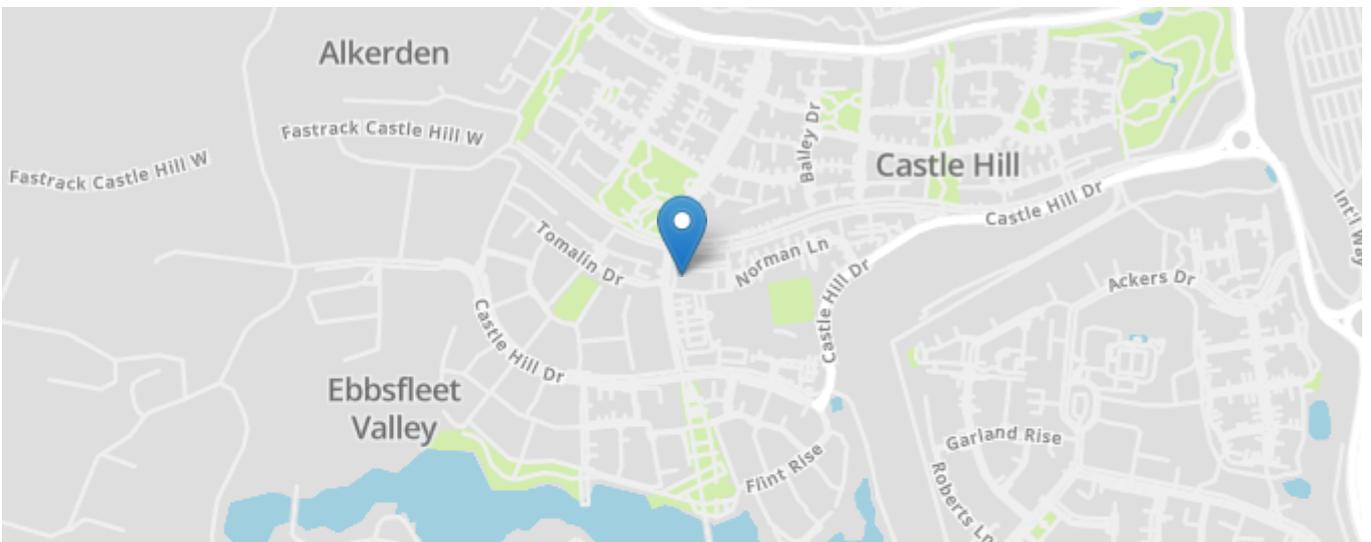
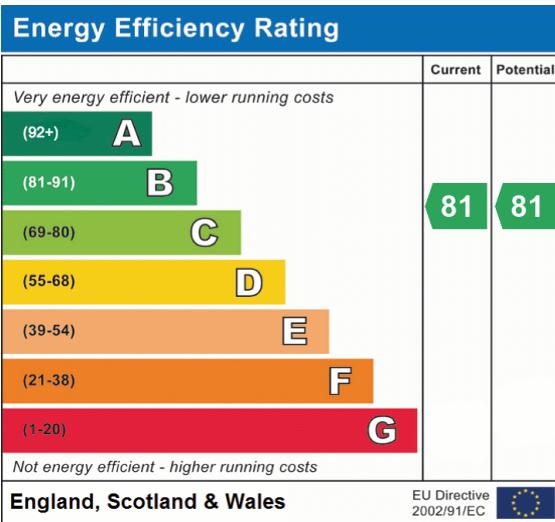
6' 7" x 5' 11" (2.01m x 1.80m)

Bedroom 2

13' 9" x 9' 10" (4.19m x 3.00m)

Bathroom

7' 3" max. x 6' 7" max. (2.21m x 2.01m)



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.