

## £135,000 Shared Ownership

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



- Guideline Minimum Deposit £13,500
- Top Floor (fourth, building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Balcony
- Guide Min Income - Dual £43.4k Single £49.6k
- Approx. 837 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Parking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £300,000). A generously-sized and beautifully-presented flat on the top floor of this recently-built development. The property has a spacious reception room with stylish, open-plan kitchen featuring an island unit with breakfast bar. A glazed door leads from the living area out onto an east-facing balcony. There is a main bedroom with en-suite shower room plus a similar-sized second double bedroom, a stylish, high-spec bathroom and a large hallway storage/utility cupboard. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. A Co-Op store occupies one of the ground-floor retail units and the Blue Bean Cafe is close by. Cherry Orchard Primary School is just minutes away and 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:** 45% (£135,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £471.83 per month (subject to annual review).

**Service Charge:** £182.77 per month (subject to annual review).

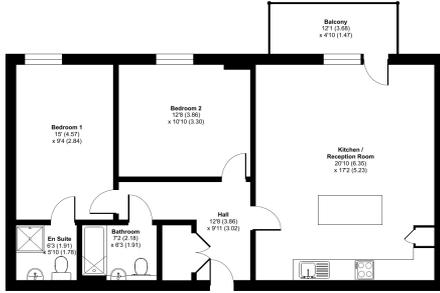
**Guideline Minimum Income:** Dual - £43,400 | Single - £49,600 (based on minimum share and 10% deposit).

**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).

**Cherry Orchard, Ebbsfleet Valley, Swanscombe, DA10**

Approximate Area = 837 sq ft / 77.8 sq m  
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Redbeam 2025. Produced for Urban Moves. REF: 1309336

## DIMENSIONS

### FOURTH FLOOR

**Entrance Hall**  
12' 8" max. x 9' 11" max. (3.86m x 3.02m)

**Reception**  
20' 10" x 17' 2" (6.35m x 5.23m)

**Kitchen**  
included in reception measurement

**Balcony**  
12' 1" x 4' 10" (3.68m x 1.47m)

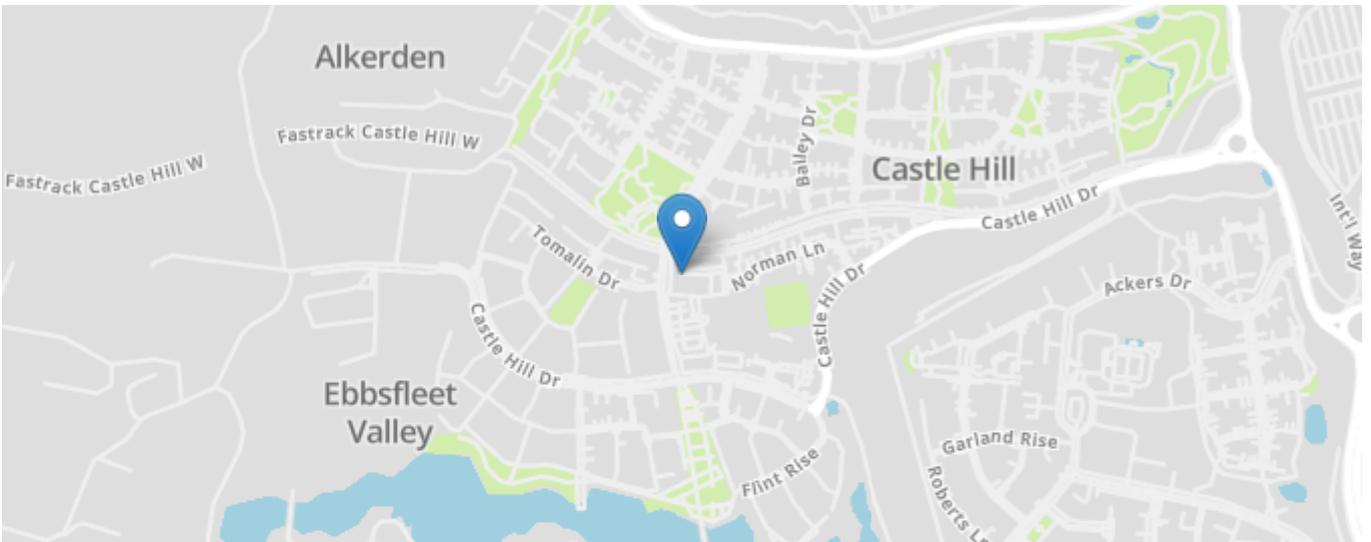
**Bedroom 1**  
15' 0" x 9' 4" (4.57m x 2.84m)

**En-Suite Shower Room**  
6' 3" x 5' 10" (1.91m x 1.78m)

**Bedroom 2**  
12' 8" x 10' 10" (3.86m x 3.30m)

**Bathroom**  
7' 2" max. x 6' 3" max. (2.18m x 1.91m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</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.