

£156,750 Shared Ownership

Norman Lane, Ebbsfleet Valley, Swanscombe, Kent DA10 1EL



- Guideline Minimum Deposit £15,675
- Top Floor (third, building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Stylish, Modern Bathroom
- South/South-East-Facing Balcony
- Guide Min Income Dual £44.1k | Single £50.4k
- Approx. 791 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Communal Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £285,000). A well-proportioned flat on the top (third) floor of a recently-constructed building. The property has a spacious reception room with a semi-open-plan kitchen featuring sleek, grey units and integrated appliances. A glazed door leads from the living area out onto a south/south-east-facing balcony. The bedrooms are both generously-sized doubles and the bathroom is stylish and modern. A large, built-in storage/utility cupboard has been provided in the entrance hallway and the well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with use of a parking space and there are also shared visitor spaces for occasional use. Alternatively the Swanscombe and Ebbsfleet railway stations can both be reached via bus or by brief cycle ride. Nearby Cherry Orchard Primary School is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2020).

Minimum Share: 55% (£156,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £379.13 per month (subject to annual review).

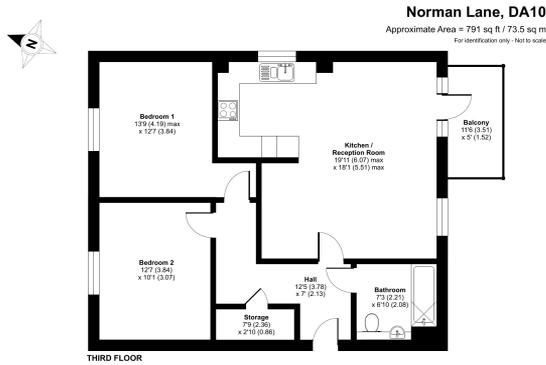
Service Charge: £174.71 per month (subject to annual review).

Guideline Minimum Income: Dual - £44,100 | Single - £50,400 (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).

DIMENSIONS



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © urbandown 2025. Produced for Urban Moves REF: 1400172

THIRD FLOOR

Entrance Hall

Reception

19' 11" max. x 18' 1" max. (6.07m x 5.51m)

Kitchen

included in reception measurement

Balcony

11' 6" x 5' 0" (3.51m x 1.52m)

Bedroom 1

13' 9" max. x 12' 7" (4.19m x 3.84m)

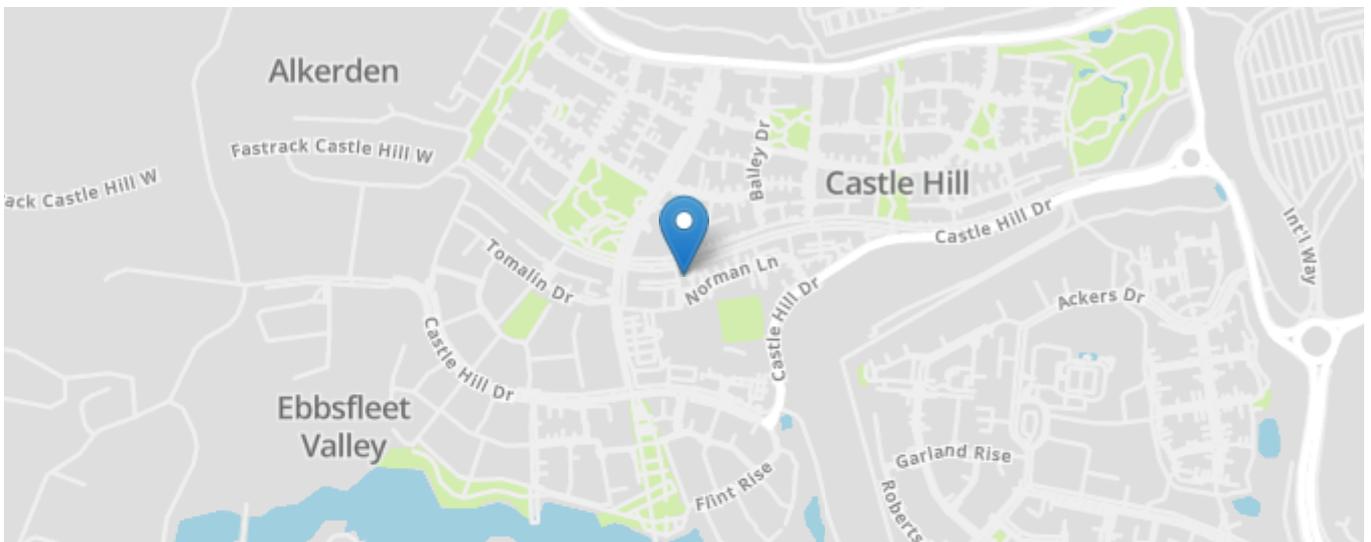
Bedroom 2

12' 7" x 10' 1" (3.84m x 3.07m)

Bathroom

7' 3" max. x 6' 10" max. (2.21m x 2.08m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.