

## £133,000 Shared Ownership

Haygreen Crescent, Ebbsfleet Valley, Swanscombe, Kent DA10 1FD



- Guideline Minimum Deposit £13,300
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Two Parking Spaces
- Guide Min Income Dual £46.3k | Single £53k
- Approx. 810 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- East/South-East Facing Rear Garden

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £380,000). This recently-constructed and smartly-presented property has a spacious kitchen with integrated appliances, a central cloakroom/WC and a good-sized reception/dining room at the rear. Patio doors open onto a split-level, east/south-east-facing garden. On the first floor of the house is a main bedroom with attractive wood panelling plus a second comfortable double bedroom and a stylish, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted a very good energy-efficiency rating. The nearby primary school is Ofsted-rated 'Outstanding' and the Swanscombe, Ebbsfleet and Greenhithe railway stations can be easily reached via brief bus or bike ride. The house comes with two forecourt parking spaces and is held on a very long lease with the freehold transferable on final staircasing.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/04/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£133,000). The housing association will expect that you will purchase the largest share affordable.

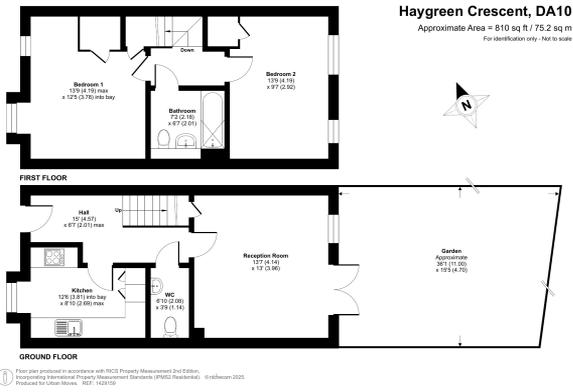
**Shared Ownership Rent:** £689.66 per month (subject to annual review).

**Service Charge:** £50.17 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £46,300 | Single - £53,000 (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**  
15' 0" max. x 6' 7" max. (4.57m x 2.01m)

**Kitchen**  
12' 6" into bay x 8' 10" max. (3.81m x 2.69m)

**W.C.**  
6' 10" x 3' 9" (2.08m x 1.14m)

**Reception Room**  
13' 7" x 13' 0" (4.14m x 3.96m)

**Garden**  
approximately 36' 1" x 15' 5" (11.00m x 4.70m)

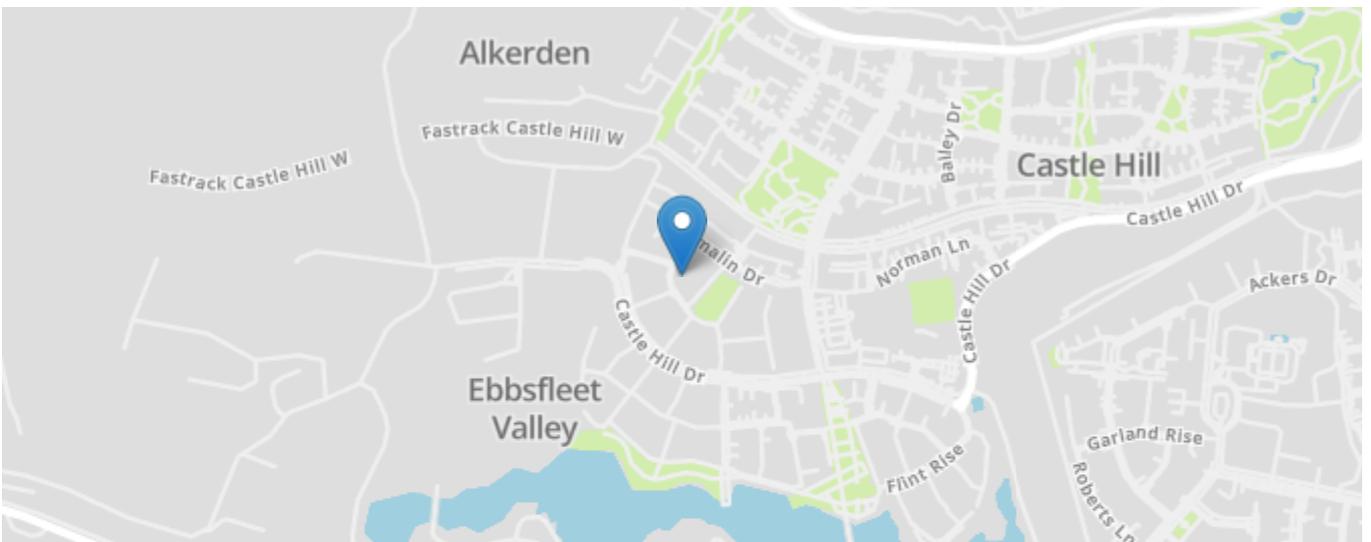
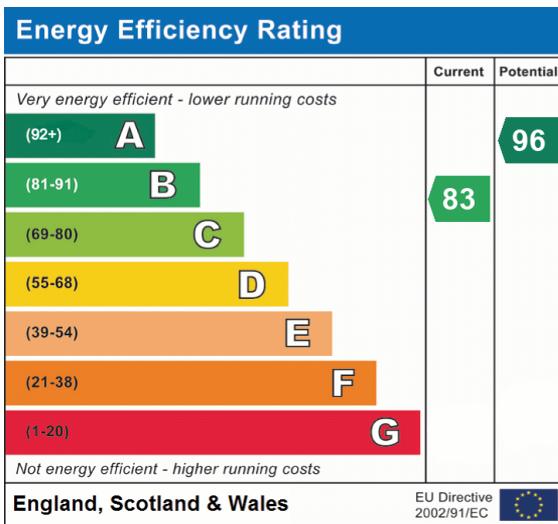
### FIRST FLOOR

#### Landing

**Bedroom 1**  
13' 9" max. x 12' 5" into bay (4.19m x 3.78m)

**Bathroom**  
7' 2" max. x 6' 7" max. (2.18m x 2.01m)

**Bedroom 2**  
13' 9" x 9' 7" (4.19m x 2.92m)



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.