

£212,500 Shared Ownership

23 Motte Lane, Ebbsfleet Valley, Swanscombe, Kent DA10 1AG



- Guideline Minimum Deposit £21,250
- Two Storey, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income - Dual £59.8k Single £68.9k
- Approx. 884 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces (+Shared Visitor Spaces)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £425,000). This modern, semi-detached property has a conventional layout. At the front is a good-sized kitchen with large window, attractive units and integrated appliances. There is a naturally-lit central cloakroom and, at the rear, a spacious, dual-aspect reception room that leads out to the garden. On the first floor is a main bedroom with built-in wardrobe plus two further double bedrooms and a stylish family bathroom with limestone type tiles. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. To the side of the house are two off-street parking spaces and there are also shared visitor spaces nearby. Alternatively, both Swanscombe and Ebbsfleet Railway Stations can be reached on foot or by brief cycle ride. Cherry Orchard Primary School, which is just a short walk away, is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2017). Freehold transferred on 100% ownership.

Minimum Share: 50% (£212,500). The housing association will expect that you will purchase the largest share affordable.

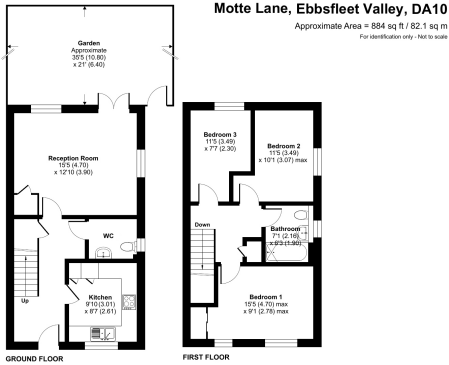
Shared Ownership Rent: £564.06 per month (subject to annual review).

Service Charge: £75.44 per month (subject to annual review).

Guideline Minimum Income: Dual £59,800 | Single £68,900 (based on minimum share and 10% deposit).

Council Tax: Band E, 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.



Plan 200 produced in accordance with RICS Property Measurement 4th Edition. Measurements taken on 10/01/2024. Produced for Urban Moves. 0001_127724

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

9' 10" x 8' 7" (3.01m x 2.61m)

W.C.

Reception Room

15' 5" max. x 12' 10" max. (4.70m x 3.90m)

Garden

approximately 35' 5" x 21' (10.80m x 6.40m)

FIRST FLOOR

Landing

Bedroom 1

15' 5" max. x 9' 1" max. (4.70m x 2.78m)

Bathroom

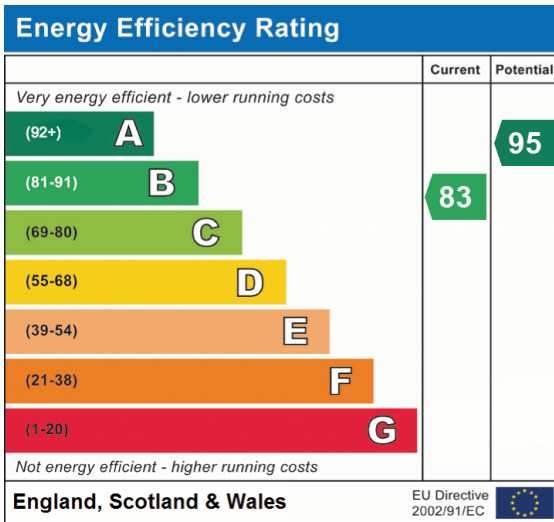
7' 1" max. x 6' 3" max. (2.16m x 1.90m)

Bedroom 2

11' 5" x 10' 1" max. (3.49m x 3.07m)

Bedroom 3

11' 5" x 7' 7" max. (3.49m x 2.30m)



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.