

## £128,250 Shared Ownership

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



- Guideline Minimum Deposit £12,825
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Stylish, Naturally-Lit Bathroom
- Balcony
- Guide Min Income Dual £44.9k | Single £51.3k
- Approx. 785 Sqft Gross Internal Area
- Fitted Wardrobe in Main Bedroom
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £285,000). A spacious, two-bedroom flat on the second floor of this modern block (building has a lift). The property has a thirty-two-foot reception room with semi-open-plan kitchen at one end and a balcony at the other. There is a generously-sized main bedroom with fitted wardrobe plus a second, comfortable, double bedroom; a stylish, naturally-lit bathroom and a pair of hallway storage/utility cupboards. Well insulated walls, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. The flat comes with use of an off-street 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:** 45% (£128,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £463.39 per month (subject to annual review).

**Service Charge:** £266.11 per month (subject to annual review).

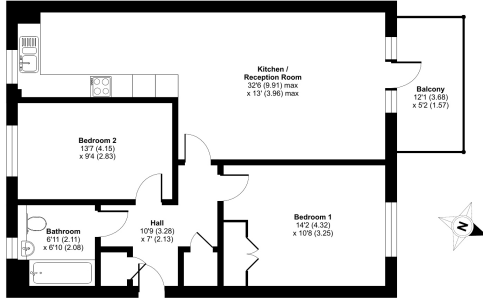
**Guideline Minimum Income:** Dual - £44,900 | Single - £51,300 (based on minimum share and 10% deposit).

**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).

**Norman Lane, Castle Hill, Ebbsfleet Valley, Swanscombe, DA10**

Approximate Area = 785 sq ft / 73 sq m  
For identification only - not to scale



SECOND FLOOR

© Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporated into International Property Measurement Standards (IPMS) December 2018. Produced for Urban Moves. REF: 1440715

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

10' 9" x 7' 0" (3.28m x 2.13m)

#### Reception

32' 6" max. x 13' 0" max. (9.91m x 3.96m)

#### Kitchen

included in reception measurement

#### Balcony

12' 1" x 5' 2" (3.68m x 1.57m)

#### Bedroom 1

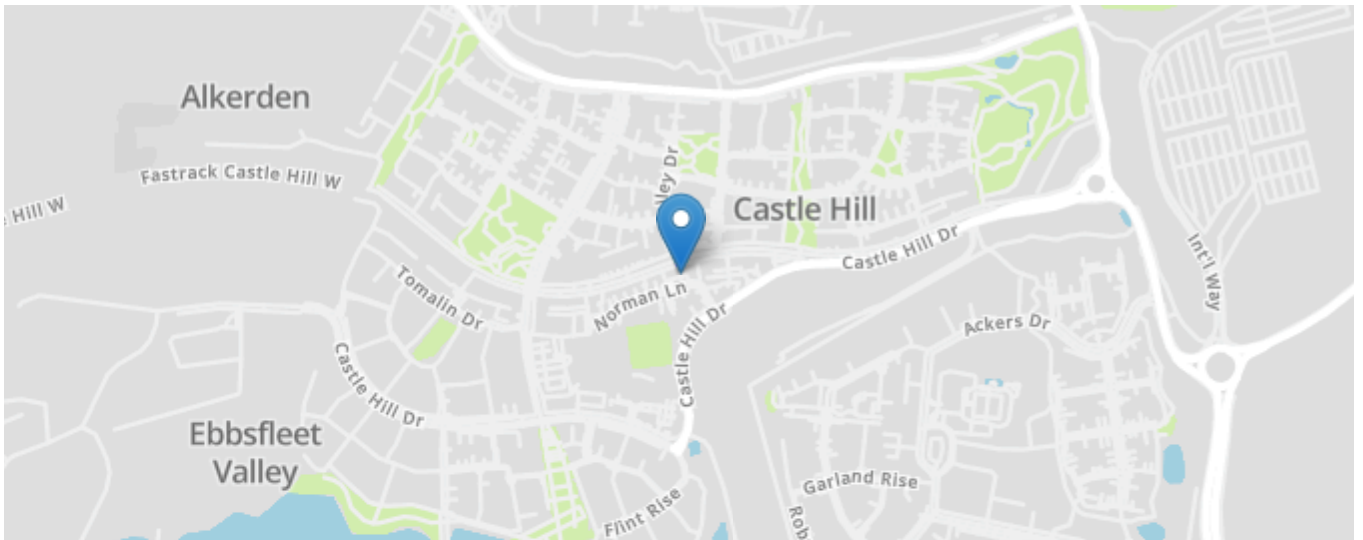
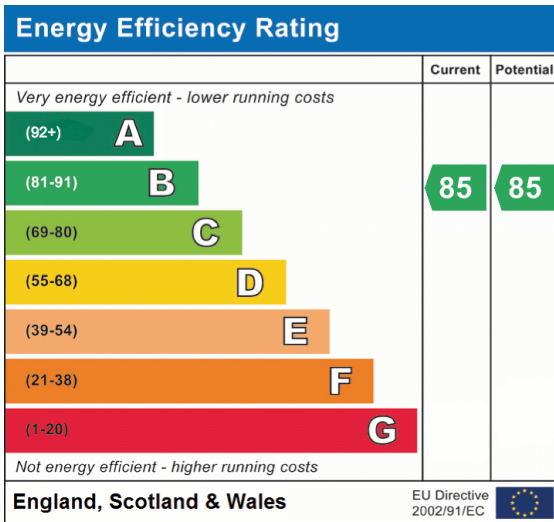
14' 2" x 10' 8" (4.32m x 3.25m)

#### Bedroom 2

13' 7" x 9' 4" (4.15m x 2.83m)

#### Bathroom

6' 11" max. x 6' 10" max. (2.11m x 2.08m)



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.