

£156,000 Shared Ownership

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



- Guideline Minimum Deposit £15,600
- Second Floor (building has a lift)
- Dual Aspect Reception Room
- Open-Plan Kitchen
- Stylish Bathroom
- Parking Space
- Guide Min Income Dual £44.7k | Single £51.1k
- Approx. 659 Sqft Gross Internal Area
- South Facing Balcony
- Fitted Wardrobe in Main Bedroom
- Very Good Energy Efficiency Rating

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £260,000). This modern apartment is on the second floor and has a dual-aspect reception room with a door that leads out onto a south-facing balcony. The naturally-lit, open-plan kitchen is spacious and features attractive wood-grain units. There is a main bedroom with built-in wardrobe plus a smaller second double bedroom and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and gas central heating make for a very good energy-efficiency rating. The block has a communal roof terrace and a car park which includes a space for this property. Alternatively, the Swanscombe and Ebbsfleet railway stations can both be reached on foot, via bus or by brief cycle ride. Nearby Cherry Orchard Primary School is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2017).

Minimum Share: 60% (£156,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £362.41 per month (subject to annual review).

Service Charge: £209.93 per month (subject to annual review).

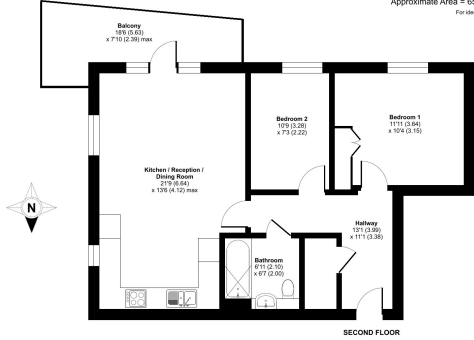
Guideline Minimum Income: Dual - £44,700 | Single - £51,100 (based on minimum share and 10% deposit).

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).

Motte Lane, Castle Hill, Ebbsfleet Valley, DA10

Approximate Area = 659 sq ft / 61.2 sq m
For identification only - Not to scale



Plan prepared in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (RICS Residential), 1st Edition 2018. Produced by Urban Moves, REF: UMS041

DIMENSIONS

SECOND FLOOR

Entrance Hallway
13' 1" max. x 11' 1" max. (3.99m x 3.38m)

Bedroom 1
11' 11" x 10' 4" (3.64m x 3.15m)

Bedroom 2
10' 9" x 7' 3" (3.28m x 2.22m)

Bathroom
6' 11" max. x 6' 7" max. (2.10m x 2.00m)

Reception
21' 9" max. x 13' 6" max. (6.64m x 4.12m)

Kitchen
included in reception measurement

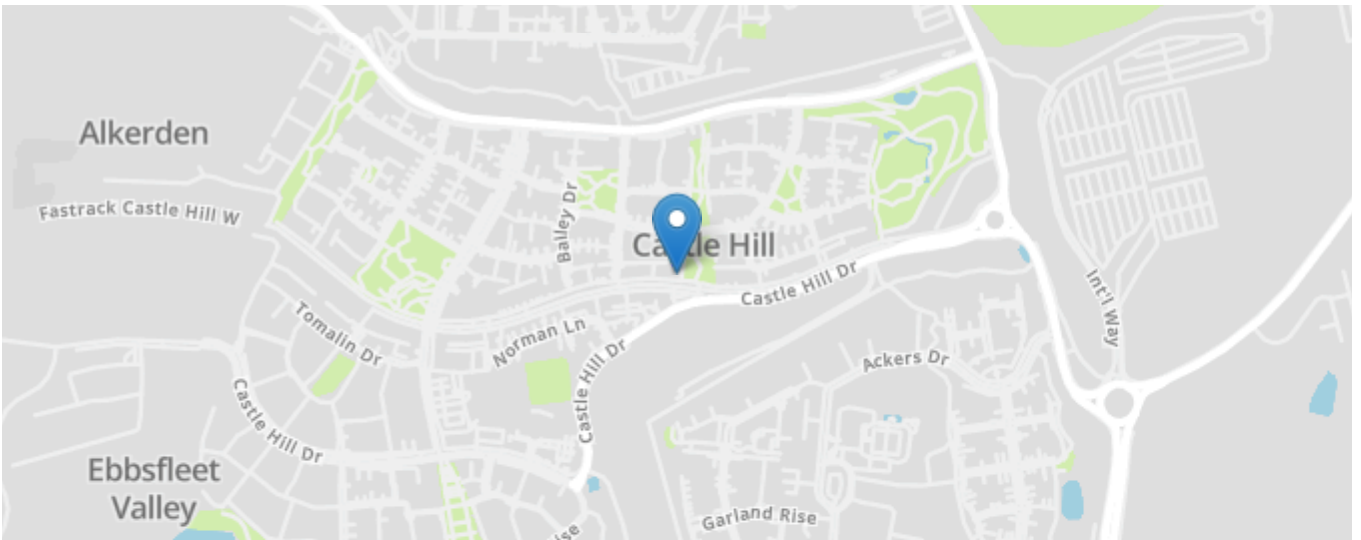
Balcony
18' 6" x 7' 10" max. (5.63m x 2.39m)

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	

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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.