

£99,750 Shared Ownership

Aragon House, 65 Cherry Orchard, Ebbsfleet Valley, Kent DA10 1EP



- Guideline Minimum Deposit £9,975
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception
- Bathroom plus En-Suite Shower Room
- West Facing Balcony
- Guide Min Income Dual £38.4k | Single £44.6k
- Approx. 806 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Communal Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £285,000). A well-proportioned flat on the second floor of this recently-constructed development. The property features a spacious reception room with attractive flooring and a sleek, open-plan kitchen. A door leads from the living area out onto a west-facing balcony. There is a main bedroom with en-suite shower room plus a generously-sized second double bedroom and a stylish bathroom with combined overhead/hand-held shower. A storage/utility cupboard has been provided in the entrance hall and the well insulated walls, high performance glazing and modern gas central heating system make for a very good energy-efficiency rating. Aragon House has a Co-Op store in one of the ground-floor retail units and the Blue Bean Cafe is close by. Cherry Orchard Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'. The flat comes with use of an off-street parking space and the Swanscombe and Ebbsfleet railway stations can also be easily reached via brief bus or bike ride.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/04/2021).

Minimum Share: 35% (£99,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £542.68 per month (subject to annual review).

Service Charge: £181.84 per month (subject to annual review).

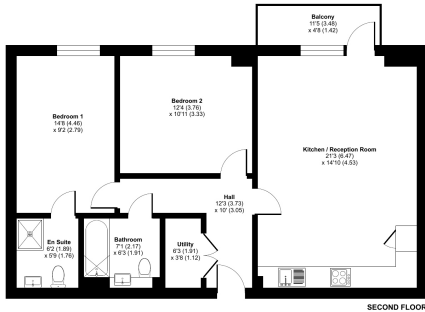
Guideline Minimum Income: Dual - £38,400 | Single - £44,600 (based on minimum share and 10% deposit).

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).



Castle Hill, Ebbsfleet Valley, Swanscombe, DA10
Approximate Area = 806 sq ft / 74.8 sq m
For identification only - Not to scale



Plan prepared in accordance with: RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) (December), © Urbanmoves 2020. Produced for Urban Moves. REF: 167872

SECOND FLOOR

DIMENSIONS

SECOND FLOOR

Entrance Hall
12' 3" max. x 10' 0" max. (3.73m x 3.05m)

Utility Cupboard
6' 3" x 3' 8" (1.91m x 1.12m)

Reception
21' 3" x 14' 10" (6.47m x 4.53m)

Kitchen
included in Reception

Balcony
11' 5" x 4' 8" (3.48m x 1.42m)

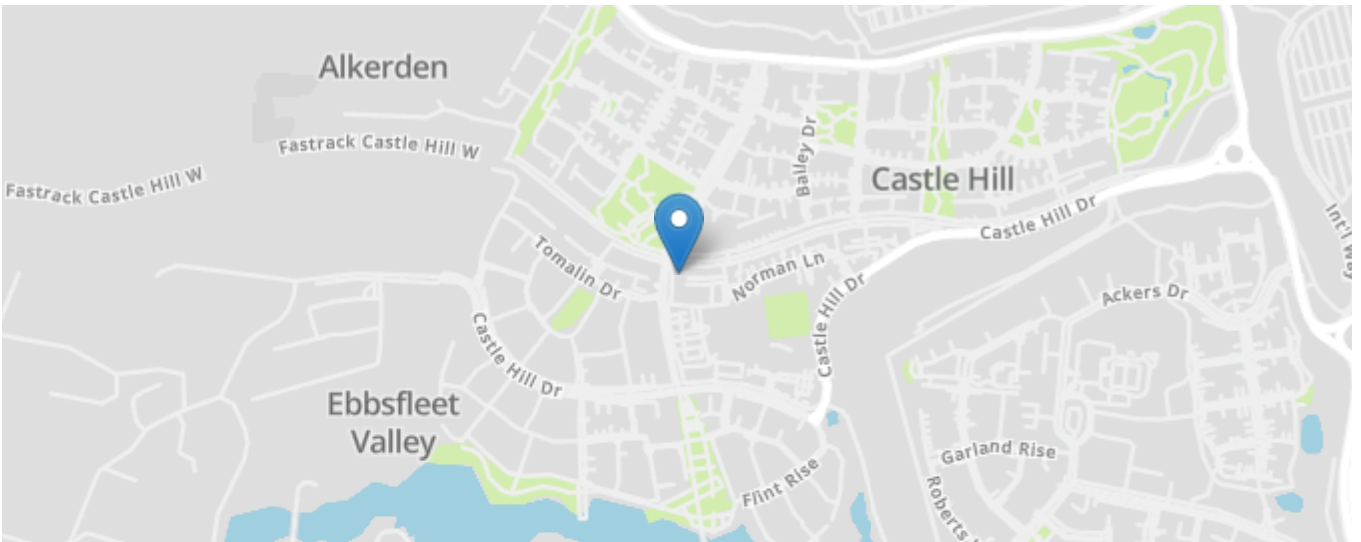
Bedroom 2
12' 4" x 10' 11" (3.76m x 3.33m)

Bathroom
7' 1" max. x 6' 3" max. (2.17m x 1.91m)

Bedroom 1
14' 8" x 9' 2" (4.46m x 2.79m)

En-Suite Shower Room
6' 2" x 5' 9" (1.89m x 1.76m)

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.