

£148,750 Shared Ownership

Bodycomb Street, Ebbsfleet Valley, Swanscombe, Kent DA10 1EZ



- Guideline Minimum Deposit £14,875
- Three Storey, End of Terrace House
- Reception plus Spacious Kitchen/Dining Room
- Bathroom plus Ground Floor WC
- South/South-West Facing Rear Garden
- Guide Min Income Dual £55.5k | Single £63.8k
- Approx. 1104 Sqft Gross Internal Area
- Three Double Bedrooms plus Study
- Very Good Energy Efficiency Rating
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £425,000). A great chance to buy a spacious, shared-ownership family home. This recently-constructed property forms one end of a short, three-house terrace and provides eleven hundred square foot of accommodation arranged over three storeys. Just off the entrance hall is a study and a ground-floor cloakroom/WC. At the rear is a spacious kitchen/dining room with sleek, light grey units, integrated appliances and patio doors that open onto the south/south-west-facing garden. The reception room is on the first floor, along with the smallest of the three double bedrooms and a naturally-lit hallway. Further upstairs is a generously-sized main bedroom plus a second full-width bedroom and a simple yet stylish bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Behind the terrace, and easily accessible via the garden gate, is a parking area which includes a space allocated to this property plus some, shared, visitor spaces. The Ebbsfleet and Swanscombe railway stations can also be easily reached by bus or bike. Cherry Orchard Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

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

Minimum Share: 35% (£148,750). The housing association will expect that you will purchase the largest share affordable.

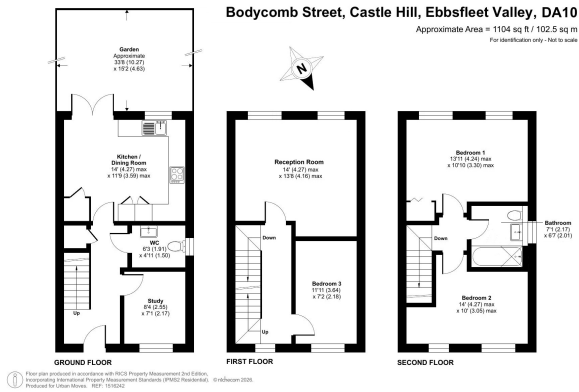
Shared Ownership Rent: £806.55 per month (subject to annual review).

Service Charge: £77.60 per month (subject to annual review).

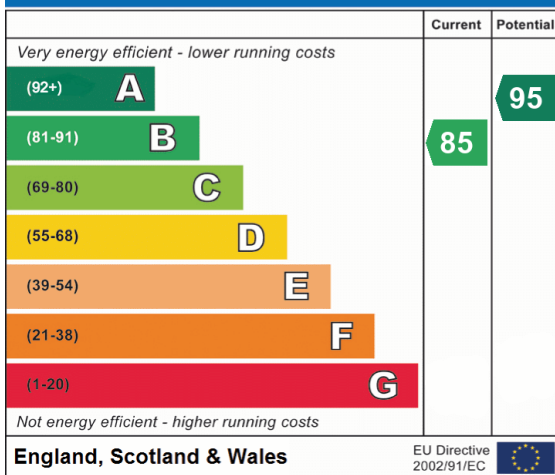
Guideline Minimum Income: Dual - £55,500 | Single - £63,800 (based on minimum share and 10% deposit).

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.



Energy Efficiency Rating



DIMENSIONS

GROUND FLOOR

Entrance Hall

Study

8' 4" x 7' 1" (2.55m x 2.17m)

W.C.

6' 3" x 4' 11" (1.91m x 1.50m)

Kitchen / Dining Room

14' 0" max. x 11' 9" max. (4.27m x 3.59m)

Garden

approximately 33' 8" x 15' 2" (10.27m x 4.63m)

FIRST FLOOR

Upper Hallway

Reception Room

14' 0" max. x 13' 8" max. (4.27m x 4.16m)

Bedroom 3

11' 11" x 7' 2" (3.64m x 2.18m)

SECOND FLOOR

Landing

Bedroom 1

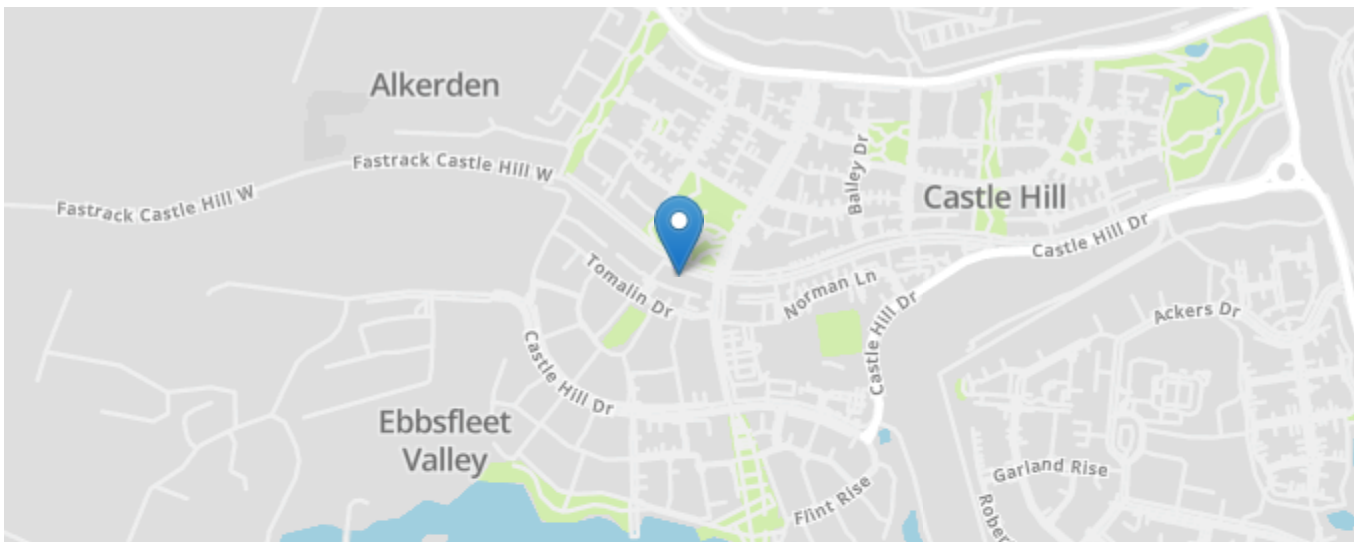
13' 11" max. x 10' 10" max. (4.24m x 3.30m)

Bathroom

7' 1" max. x 6' 7" max. (2.17m x 2.01m)

Bedroom 2

14' 0" max. x 10' 0" max. (4.27m x 3.05m)



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.