urban moves
ALL THE RIGHT VALUES

£98,100 Shared Ownership

Cardinal Court, 81 Cherry Orchard, Ebbsfleet Valley, Kent DA10 1EQ









- Guideline Minimum Deposit £9,810
- First Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception Room
- Good-Sized Bedroom
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £33.8k | Single £40.1.k
- Approx. 576 Sqft Gross Internal Area
- South Facing Balcony
- Stylish Bathroom
- Communal Parking

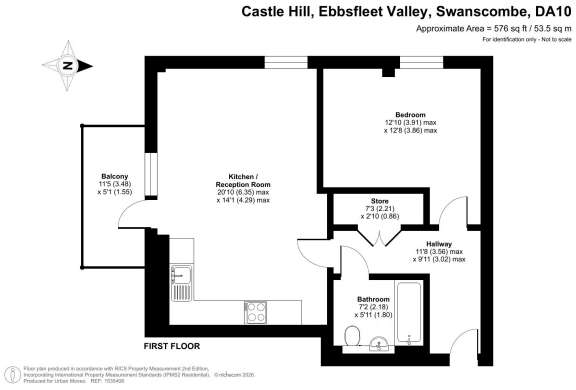
GENERAL DESCRIPTION

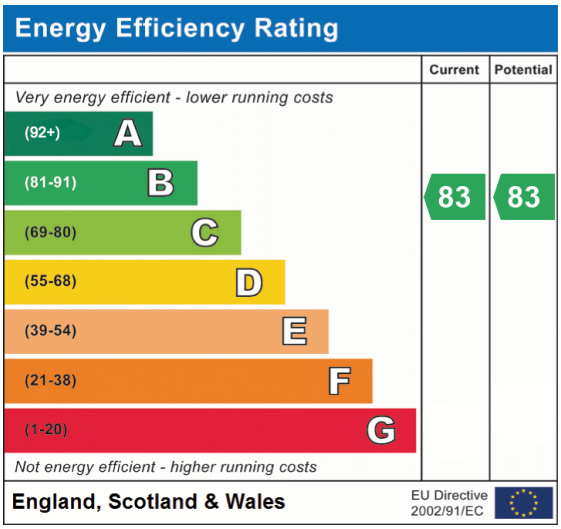
SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £218,000). A spacious and smartly-presented flat in the centre of Castle Hill. The property is on the (raised) first floor and has a twenty-foot, dual-aspect reception room with attractive flooring and a sleek, open-plan kitchen area. A door leads out onto the south-facing balcony. There is a generously-sized bedroom, a simple yet stylish bathroom and a large, built-in storage/utility cupboard has been provided in the entrance hallway. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. A Co-op store and the popular Blue Bean Coffee Shop occupy the ground-floor retail units of Cardinal Court and there is communal parking to the rear of the building. Alternatively, the Ebsfleet and Swanscombe railway stations can be easily reached via bus or bike, as can Bluewater Shopping Centre.

Housing Association: Clarion.
Tenure: Leasehold (250 years from 01/04/2021).
Minimum Share: 45% (£98,100). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £387.58 per month (subject to annual review).
Service Charge: £231.56 per month (subject to annual review).
Guideline Minimum Income: Dual - £33,800 | Single - £40,100 (based on minimum share and 10% deposit).
Council Tax: Band C, 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 can only be obtained once you are the property owner).

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DIMENSIONS

FIRST FLOOR

Entrance Hallway
11' 8" max. x 9' 11" max. (3.56m x 3.02m)

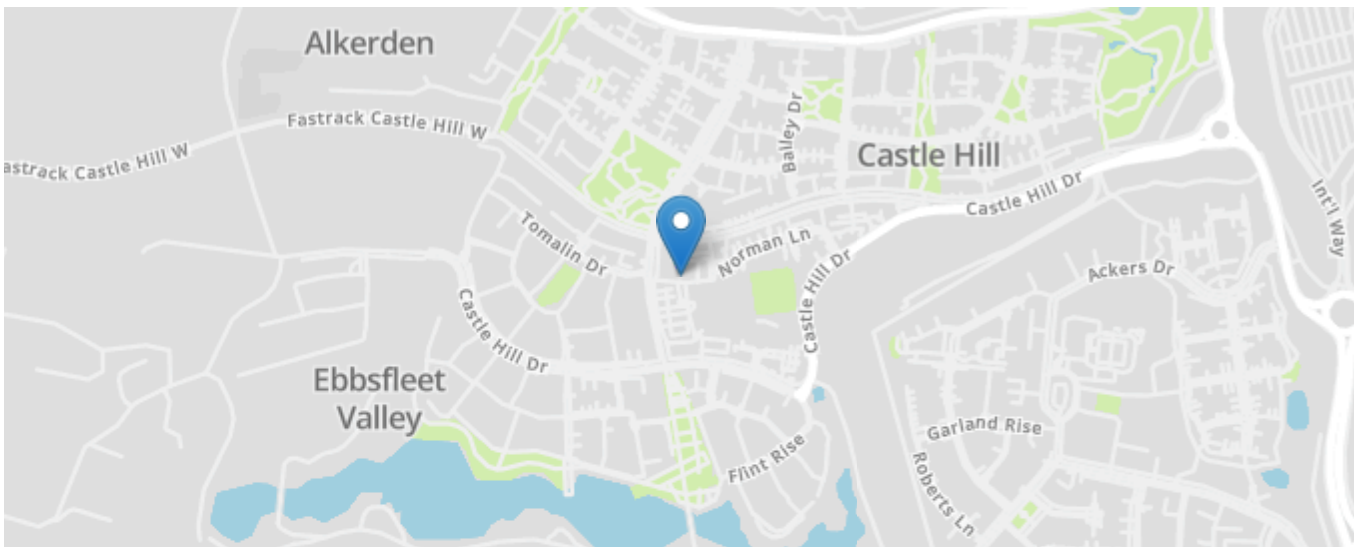
Bathroom
7' 2" x 5' 11" (2.18m x 1.80m)

Reception
20' 10" max. x 14' 1" max. (6.35m x 4.29m)

Kitchen
included in reception measurement

Balcony
11' 5" x 5' 1" (3.48m x 1.55m)

Bedroom
12' 10" max. x 12' 8" max. (3.91m x 3.86m)



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.