urban moves
ALL THE RIGHT VALUES

£195,000 Shared Ownership

Swann Street, Ebbsfleet Valley, Swanscombe, Kent DA10 1AJ






- Guideline Minimum Deposit £19,500
- Two Storey, Semi Detached House
- Kitchen plus Reception/Dining Room
- Bathroom plus Downstairs WC
- South Facing Rear Garden
- Guide Min Income Dual £54.2k | Single £62.2k
- Approx. 780 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Parking Space (+ Shared Visitor Parking)

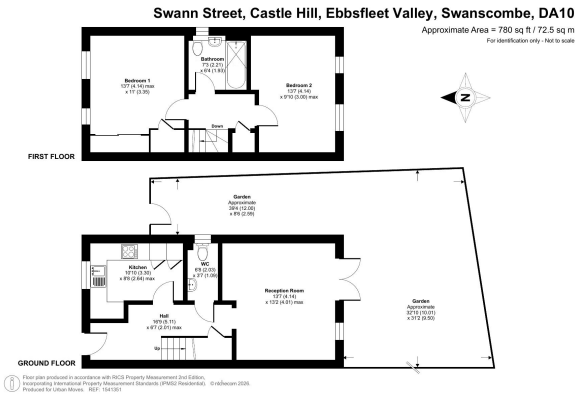
GENERAL DESCRIPTION

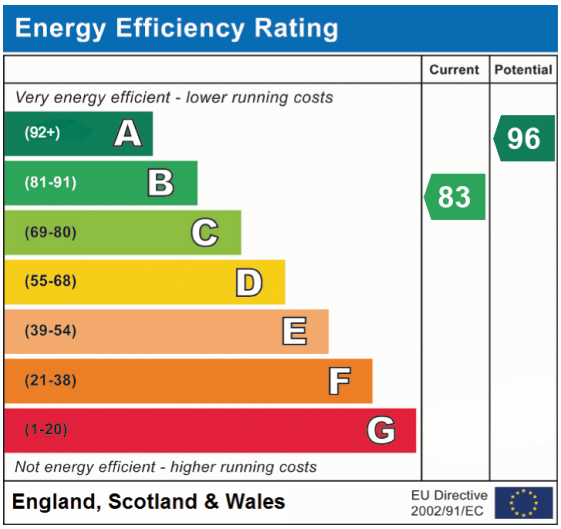
SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £390,000). This smartly-presented, semi-detached property has a good-sized kitchen at the front, a central cloakroom and a full-width reception/dining room, with attractive wood panelling, at the rear. Patio doors open onto a south-facing garden with covered seating area and an additional section of side garden leading to the front gate. On the first floor of the house is a main bedroom, with built-in wardrobe, plus a second, comfortable, double bedroom and a stylish, naturally-lit 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. The property comes with an allocated, off-street parking space, easily accessible via the back gate, plus shared use of the visitor spaces. Alternatively, the Ebbsfleet and Swanscombe railway stations can be easily reached via bus or bike, as can Bluewater Shopping Centre. Nearby Cherry Orchard Primary School has recently been given a new Ofsted assessment and is rated 'Strong' in early years provision and 'Exceptional' in all other areas.

Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/01/2018). Freehold transferred on 100% ownership.
Minimum Share: 50% (£195,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £524.52 per month (subject to annual review).
Service Charge: £69.45 per month (subject to annual review).
Guideline Minimum Income: Dual - £54,200 | Single - £62,200 (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.

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DIMENSIONS

GROUND FLOOR

Entrance Hall
16' 9" x 6' 7" max. (5.11m x 2.01m)

Kitchen
10' 10" x 8' 8" max. (3.30m x 2.64m)

W.C.
6' 8" x 3' 7" (2.03m x 1.09m)

Reception Room
13' 7" x 13' 2" max. (4.14m x 4.01m)

Garden
approximately 32' 10" x 31' 2" (10.01m x 9.50m) plus side return

FIRST FLOOR

Landing

Bedroom 1
13' 7" max. x 11' 0" (4.14m x 3.35m)

Bathroom
7' 3" max. x 6' 4" max. (2.21m x 1.93m)

Bedroom 2
13' 7" x 9' 10" max. (4.14m x 3.00m)



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.