urban moves
ALL THE RIGHT VALUES

£110,000 Shared Ownership

Norman Lane, Ebbsfleet Valley, Swanscombe, Kent DA10 1EL






- Guideline Minimum Deposit £11,000
- Raised Ground Floor
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- South/South-East-Facing Balcony
- Guide Min Income Dual £40.2k | Single £46.5k
- Approx. 768 Sqft Gross Internal Area
- Open Plan Kitchen
- Very Good Energy Efficiency Rating
- Parking Space

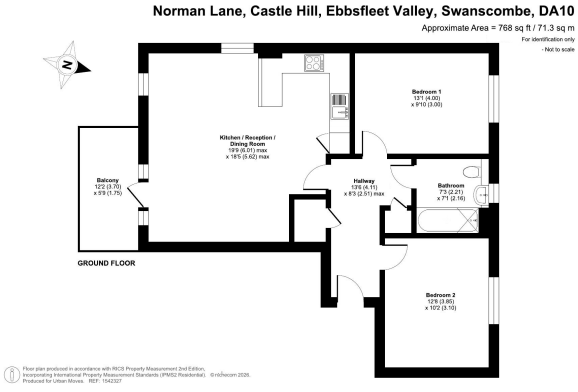
GENERAL DESCRIPTION

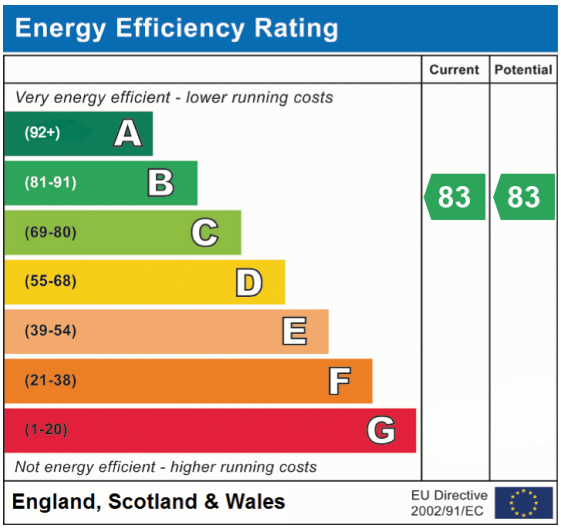
SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £275,000). A spacious and smartly-presented flat on the raised ground floor of a recently-constructed building. The property has a dual-aspect reception with a semi-open-plan kitchen featuring sleek, grey units. A door leads from the living area out onto a south/south-east-facing balcony. Both bedrooms are comfortable doubles and the bathroom is stylish and naturally lit. Well insulated walls and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of an off-street parking space plus 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 01/04/2020).
Minimum Share: 40% (£110,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £491.99 per month (subject to annual review).
Service Charge: £222.08 per month (subject to annual review).
Guideline Minimum Income: Dual - £40,200 | Single - £46,500 (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 can only be obtained once you are the property owner).

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DIMENSIONS

RAISED GROUND FLOOR

Entrance Hallway
13' 6" x 8' 3" max. (4.11m x 2.51m)

Reception
19' 9" max. x 18' 5" max. (6.01m x 5.62m)

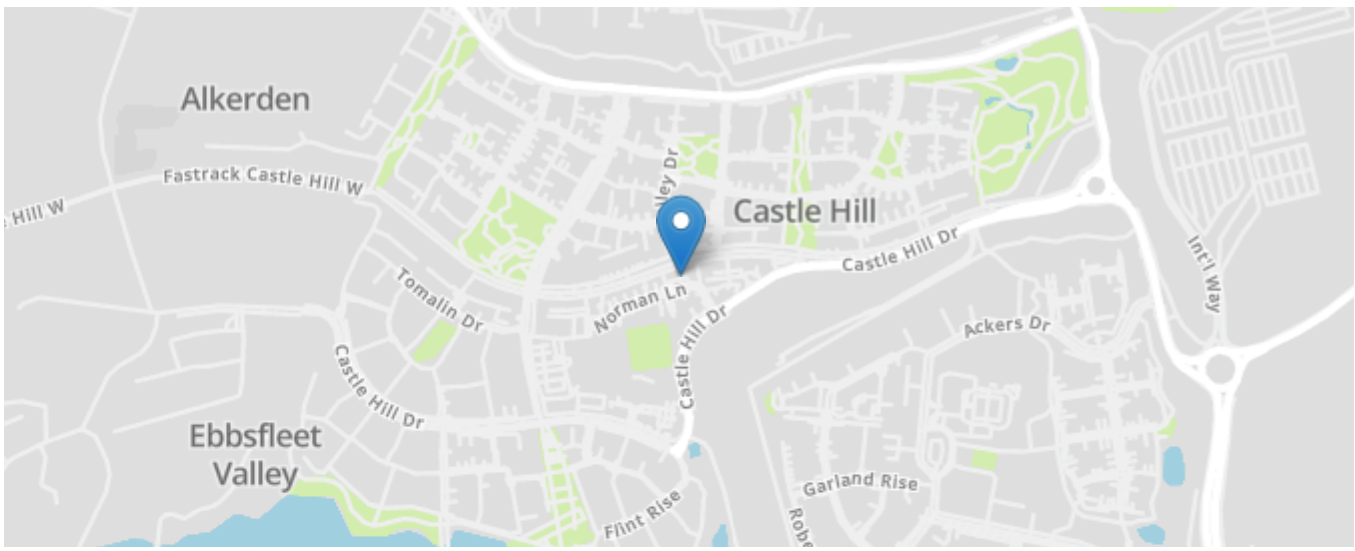
Kitchen
included in reception measurement

Balcony
12' 2" x 5' 9" (3.70m x 1.75m)

Bedroom 1
13' 1" x 9' 10" (4.00m x 3.00m)

Bathroom
7' 3" max. x 7' 1" max. (2.21m x 2.16m)

Bedroom 2
12' 8" x 10' 2" (3.85m x 3.10m)



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.