

£150,000 Shared Ownership

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



- Guideline Minimum Deposit £15,000
- Second Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- South Facing Balcony
- Guide Min Income Dual £46.4k | Single £53.1k
- Approx. 848 Sqft Gross Internal Area
- Two Bathrooms
- Communal Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £300,000). This second-floor flat is immaculately presented and quite rare in that it has two full bathrooms. The property features a twenty-foot, dual-aspect kitchen/reception room with sleek units, attractive splashbacks and a door which leads out onto a south-facing balcony. One of the bathrooms is en-suite to the main bedroom and there is also a near-identical second bathroom, an additional, good-sized, double bedroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Cardinal Court has a communal parking area and is very close to Cherry Orchard Primary School which is Ofsted-rated 'Outstanding'. The Ebbsfleet and Swanscombe railway stations can be reached on foot or by brief cycle ride.

Housing Association: Clarion.

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

Minimum Share: 50% (£150,000). The housing association will expect that you will purchase the largest share affordable.

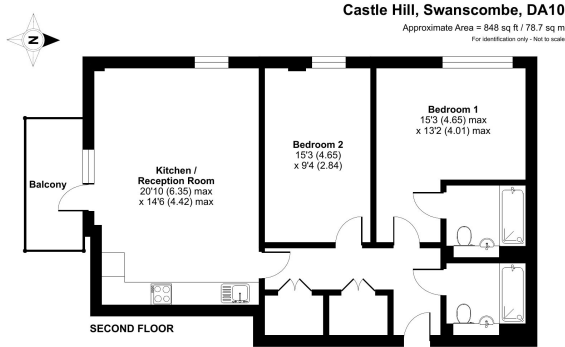
Shared Ownership Rent: £392.31 per month (subject to annual review).

Service Charge: £214.43 per month (subject to annual review).

Guideline Minimum Income: Dual - £46,400 | Single - £53,100 (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 not permitted (except assistance animals).



Verified Property
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2018) - 1st Edition 2018.
Produced for Urban Moves - REF: 1109124

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

20' 10" max. x 14' 6" max. (6.35m x 4.42m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

15' 3" max. x 13' 2" max. (4.65m x 4.01m)

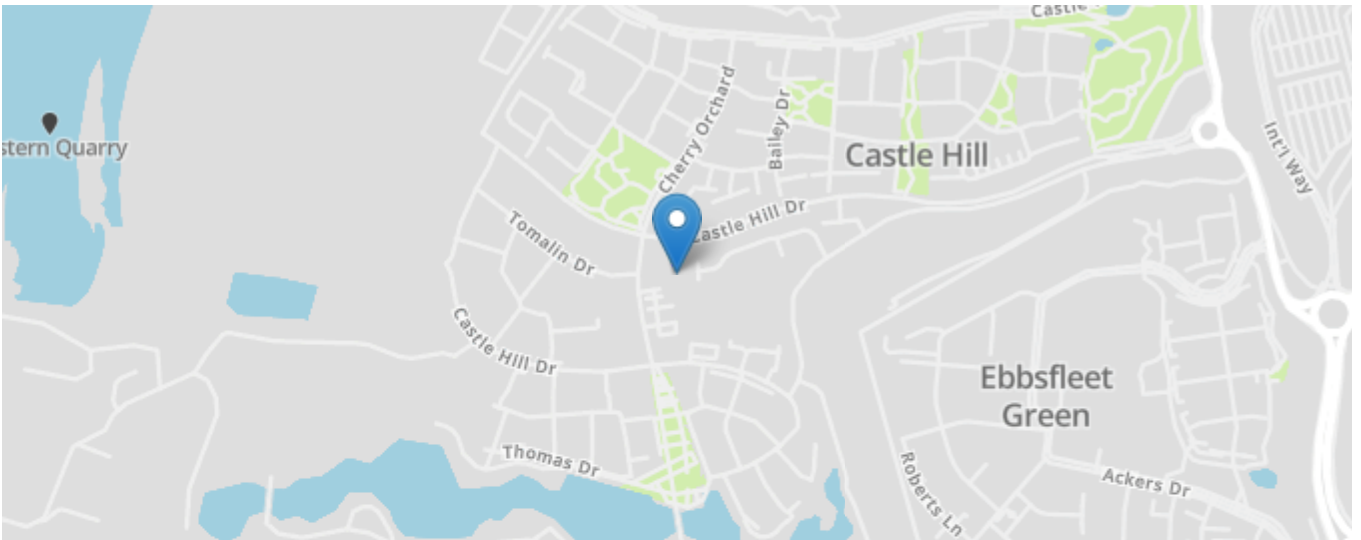
En-Suite Bathroom

Bedroom 2

15' 3" x 9' 4" (4.65m x 2.84m)

Bathroom

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.