

## £206,250 Shared Ownership

Aragon House, 65 Cherry Orchard, Swanscombe, Kent DA10 1EP



- Guideline Minimum Deposit £20,625
- Second Floor with Balcony
- High Performance Glazing
- Communal Parking
- Guide Min Income - Dual £50.2k Single £56.1k
- Approx. 893 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Long Lease

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £275,000). This generously-sized flat is on the second floor (building has a lift) of a recently-constructed development and features a spacious reception room with sleek, open-plan kitchen and a door that leads out onto a south-facing balcony. There is a large main bedroom with en-suite shower room plus a second comfortable double bedroom, a bathroom with both overhead and separate hand shower and a storage/utility cupboard in the hallway. Well insulated walls, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The development has communal parking and is also within walking distance, or a brief cycle ride, of both Swanscombe and Ebbsfleet Railway Stations. Nearby Cherry Orchard Primary School is Ofsted-rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 2021).

**Share Available:** 75% (£206,250).

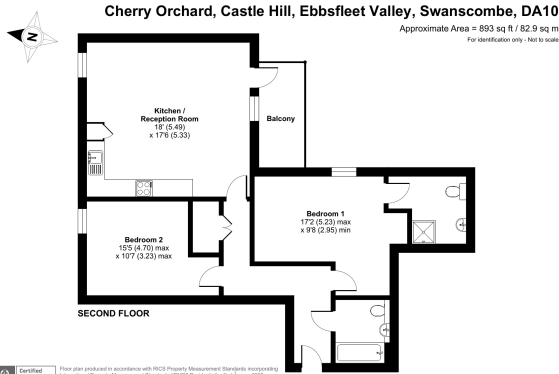
**Shared Ownership Rent:** £196.14 per month (subject to annual review).

**Service Charge:** £149.81 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £50,200 | Single - £56,100 (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).



Certified Property Measure  
This plan produced in accordance with NICE Property Measurement Standards (accession 1) International Property Measurement Standards (IPMS) (standard 100) - 01/06/2023  
Produced for Urban Moves - REF: 1000161

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

18' 0" x 17' 6" (5.49m x 5.33m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

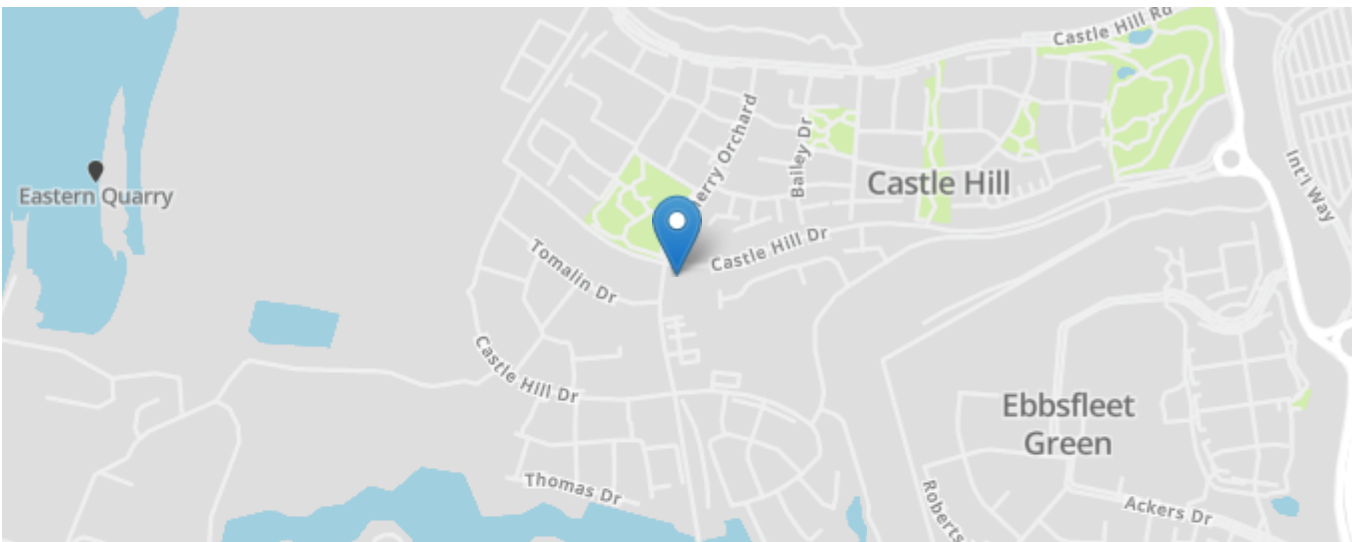
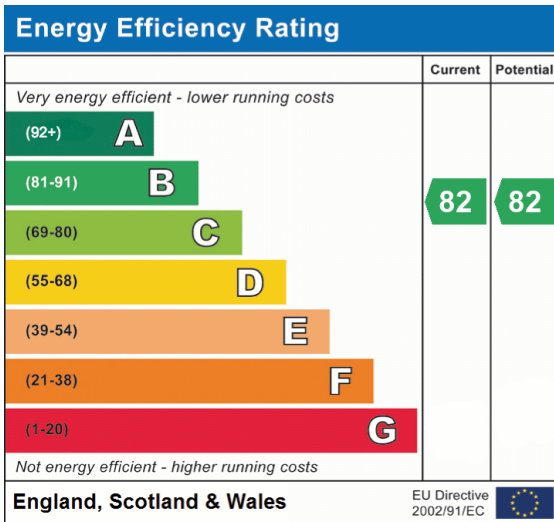
17' 2" max. x 9' 8" min. (5.23m x 2.95m)

#### En-Suite Shower Room

#### Bedroom 2

15' 5" max. x 10' 7" max. (4.70m x 3.23m)

#### Bathroom



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.