

£147,500 Shared Ownership

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



- Guideline Minimum Deposit £14,750
- Top Floor (third, building has a lift)
- High Performance Glazing
- Communal Parking
- Guide Min Income - Dual £43.2k Single £49.5k
- Approx. 779 Sqft Gross Internal Area
- Balcony
- Walking Distance to Swanscombe/Ebbsfleet Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £295,000). A spacious and stylishly-presented flat on the top floor of a recently-constructed building. The property has a dual-aspect reception with a door leading out onto the balcony and an open-plan kitchen featuring sleek, grey units. The two bedrooms are generously-sized doubles, with built-in wardrobes, and the bathroom is attractive and modern. Well insulated walls, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The block has a communal parking area including a number of visitor spaces plus the Swanscombe and Ebbsfleet railway stations can both be reached on foot or by brief cycle ride. Nearby Cherry Orchard Primary School is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2020).

Minimum Share: 50% (£147,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £388.64 per month (subject to annual review).

Service Charge: £153.55 per month (subject to annual review).

Ground Rent: £150.00 for the year.

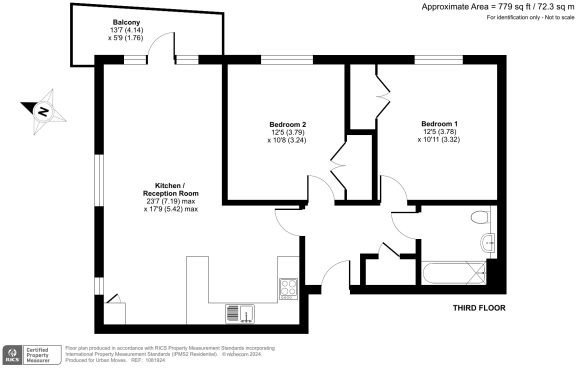
Guideline Minimum Income: Dual - £43,200 | Single - £49,500 (based on minimum share and 10% deposit).

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 not permitted (except assistance animals).

Norman Lane, Castle Hill, Ebbsfleet Valley, Swanscombe, DA10

Approximate Area = 779 sq ft / 72.3 sq m
For identification only - Not to scale



DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

23' 7" max. x 17' 9" max. (7.19m x 5.41m)

Kitchen

included in reception measurement

Balcony

13' 7" x 5' 9" (4.14m x 1.75m)

Bedroom 1

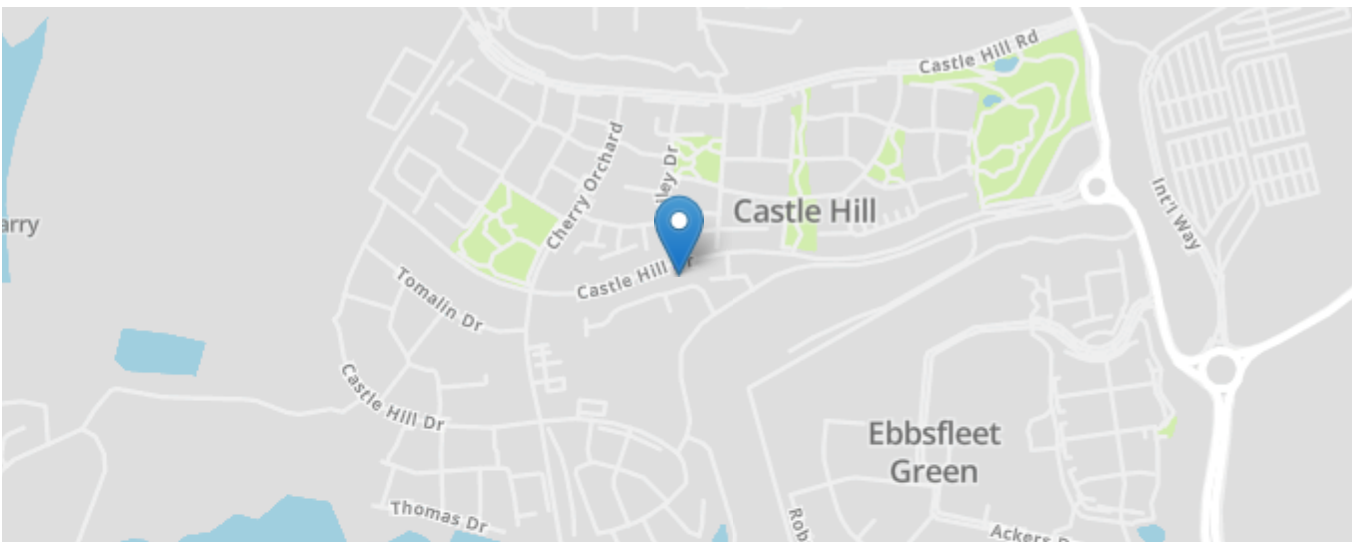
12' 5" x 10' 11" (3.78m x 3.33m)

Bedroom 2

12' 5" x 10' 8" (3.78m x 3.25m)

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.