

## £202,500 Shared Ownership

Motte Lane, Ebbsfleet Valley, Swanscombe, Kent DA10 1AG



- Guideline Minimum Deposit £20,250
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £58.4k | Single £67.2k
- Approx. 890 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Allocated Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £405,000). A great chance to buy a spacious, shared-ownership family home. This modern, semi-detached property has a smart, fitted kitchen, a central cloakroom and a generously-sized, dual-aspect reception/dining room. Patio doors open onto an attractive, east-facing garden with brick walls on two sides and an unobstructed southerly aspect. Upstairs, on the first floor, is a main bedroom, with built-in, mirror-fronted wardrobe, plus two further double bedrooms and a stylish bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, gas central heating and high performance glazing. To the side of the house are two allocated parking spaces, easily accessible via the garden gate. Motte Lane is also within walking distance, or brief bike ride, of both Swanscombe and Ebbsfleet Railway Stations. Nearby Cherry Orchard Primary School is Ofsted-rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2017).

**Minimum Share:** 50% (£202,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £537.20 per month (subject to annual review).

**Service Charge:** £66.95 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £58,400 | Single - £67,200 (based on minimum share and 10% deposit).

**Council Tax:** Band E, 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.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

9' 11" x 8' 8" (3.02m x 2.64m)

#### Cloakroom

#### Reception Room

15' 5" x 12' 9" (4.70m x 3.89m)

#### Garden

36' 7" x 16' 3" (11.15m x 4.95m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

15' 5" max. x 9' 2" (4.70m x 2.79m)

#### Bathroom

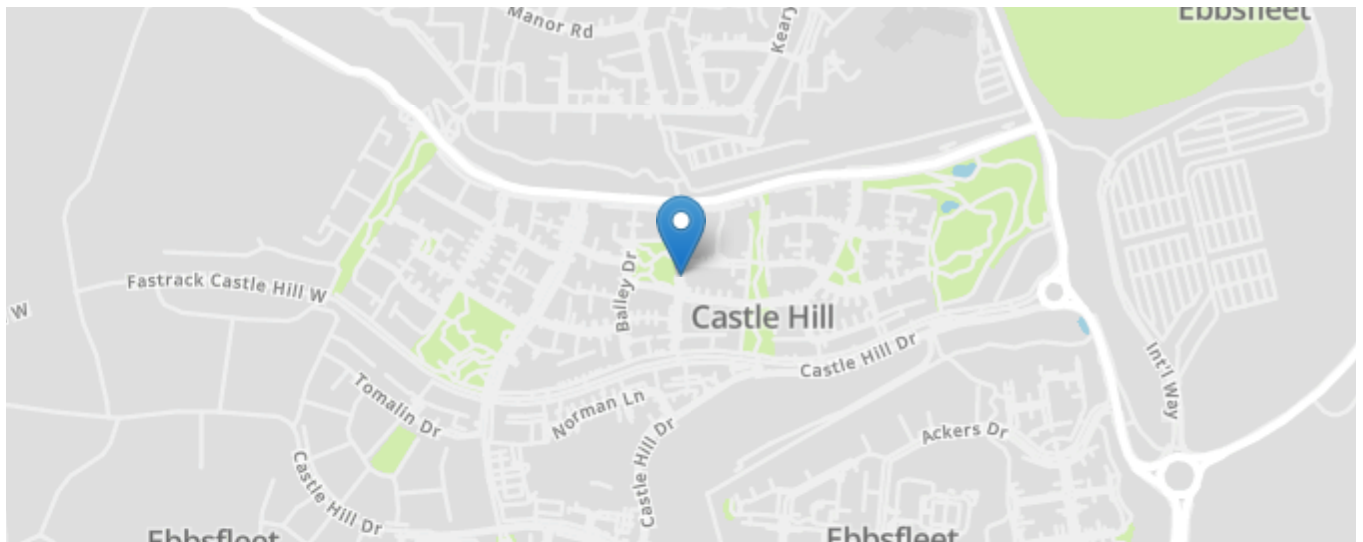
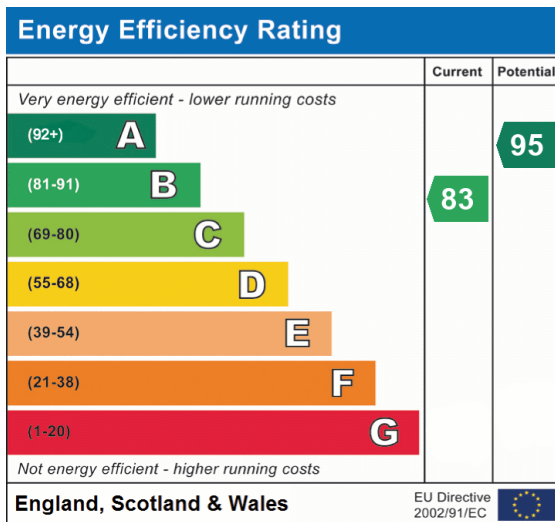
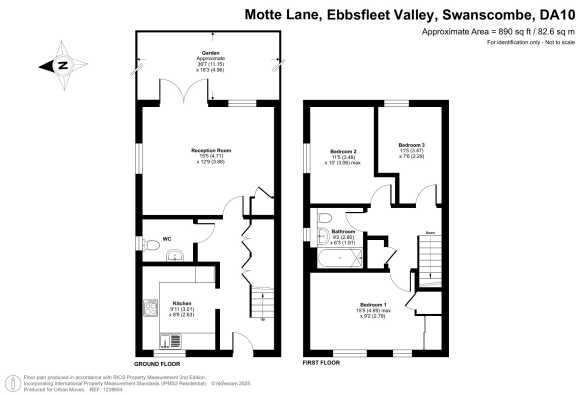
9' 2" x 6' 3" (2.79m x 1.91m)

#### Bedroom 2

11' 5" x 10' 0" max. (3.48m x 3.05m)

#### Bedroom 3

11' 5" x 7' 6" (3.48m x 2.29m)



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.