

£152,250 Shared Ownership

Castle Hill Drive, Ebbsfleet Valley, Swanscombe, Kent DA10 1ET



- Guideline Minimum Deposit £15,225
- Three Storey, Three Bedroom, Semi Detached House
- High Performance Glazing
- South/South-West-Facing Rear Garden
- Guide Min Income - Dual £52k Single £59.6k
- Approx. 1098 Sqft Gross Internal Area
- Bathroom plus Ground Floor Cloakroom
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £435,000). A great chance to buy a spacious, shared-ownership family home. The modern, semi-detached property has a kitchen/dining room with patio doors that open onto a neatly maintained, south/south-west-facing rear garden. The reception room is on the first floor, along with one of the generously-sized bedrooms. The top floor provides space for two further double bedrooms. There is an attractive bathroom, a ground-floor cloakroom and an additional room at the front of the house which could serve as study/home office or an occasional bedroom. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. To the side of the house is a two-car driveway and the Swanscombe and Ebbsfleet railway stations can also be reached on foot or by brief cycle ride. Cherry Orchard Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/04/2021).

Minimum Share: 35% (£152,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £706.19 per month (subject to annual review).

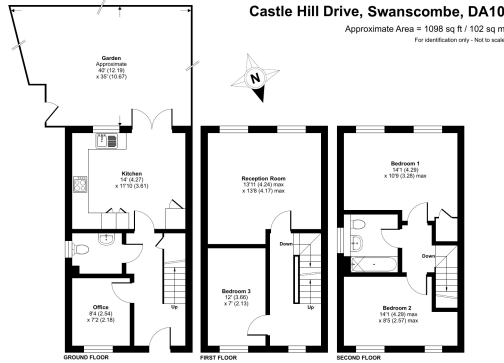
Service Charge: £27.66 per month (subject to annual review).

Guideline Minimum Income: Dual - £52,000 | Single - £59,600 (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. 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



Approved
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2024.
Produced for Urban Moves. REF: 1115327

GROUND FLOOR

Study / Office

8' 4" x 7' 2" (2.54m x 2.18m)

Cloakroom

Kitchen / Dining Room

14' 0" x 11' 10" (4.27m x 3.61m)

Garden

approximately 40' 0" x 35' 0" (12.19m x 10.67m)

FIRST FLOOR

Reception Room

13' 11" max. x 13' 8" max. (4.24m x 4.17m)

Bedroom 3

12' 0" x 7' 0" (3.66m x 2.13m)

SECOND FLOOR

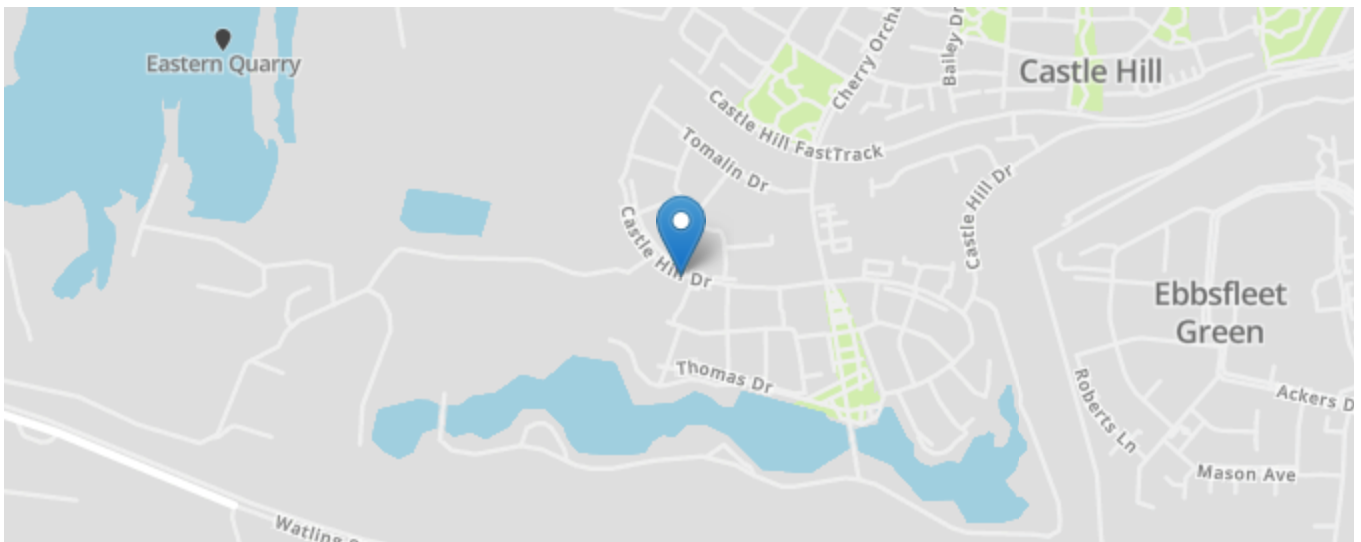
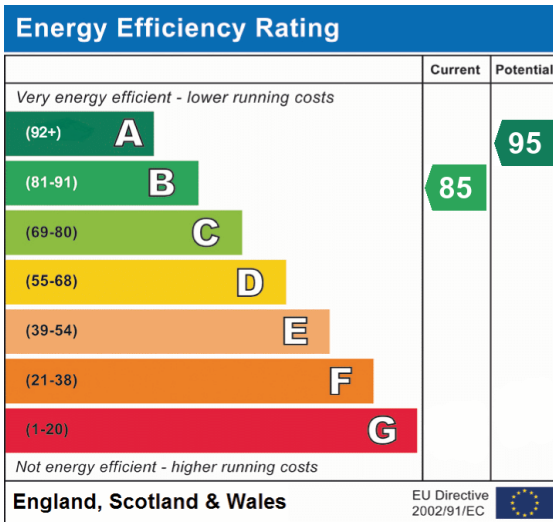
Bedroom 1

14' 1" x 10' 9" (4.29m x 3.28m)

Bathroom

Bedroom 2

14' 1" max. x 8' 5" max. (4.29m x 2.57m)



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.