

£140,000 Shared Ownership

Kings Court, 40 Hershams Road, Walton-on-Thames, Surrey, KT12 1JE



- Guideline Minimum Deposit £14,000
- Top Floor with Juliette Balcony
- Double Glazing/Gas Central Heating
- Parking Space
- Guideline Income Dual £45k | Single £50.6k
- Approx. 835 Sqft Gross Internal Area
- Spacious Bedrooms with Fitted Wardrobes
- Short Walk from Walton-on-Thames Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £350,000). Kings Court is a modern, mixed-use development with a highly thought-of Spanish restaurant on the ground floor and residential units above. The flat available is on the second (top) floor and offers well over eight hundred square foot of space. There is a spacious reception room with Juliette balcony and semi-open-plan kitchen. The main bedroom is large and the second bedroom is also a generously-sized double. Both have a fitted/built-in wardrobe and there is additional storage in the hallway. There are local shops on Hershams Road and The Heart Shopping Centre is within easy reach. A parking space is included in the sale plus Walton-on-Thames Railway Station (for services between Woking/Basingstoke and London Waterloo) is only a short walk away.

Tenure: Leasehold (99 years from 2005)

Minimum Share: 40% (£140,000). The housing association will expect that you will purchase the largest share affordable.

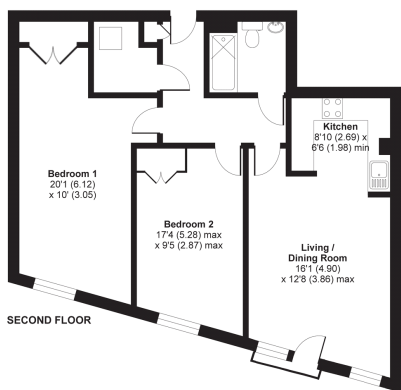
Shared Ownership Rent: £531.69 per month. (Subject to annual review)

Service Charge: £238.73 per month. (Subject to annual review)

Guideline Minimum Income: Dual - £45,000 | Single - £50,600 (based on minimum share and 10% deposit)

Council Tax: Band E, Elmbridge. 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).



DIMENSIONS

LIVING/DINING ROOM
16' 1" x 12' 8" max. (4.90m x 3.86m)

KITCHEN
8' 10" x 6' 6" min. (2.69m x 1.98m)

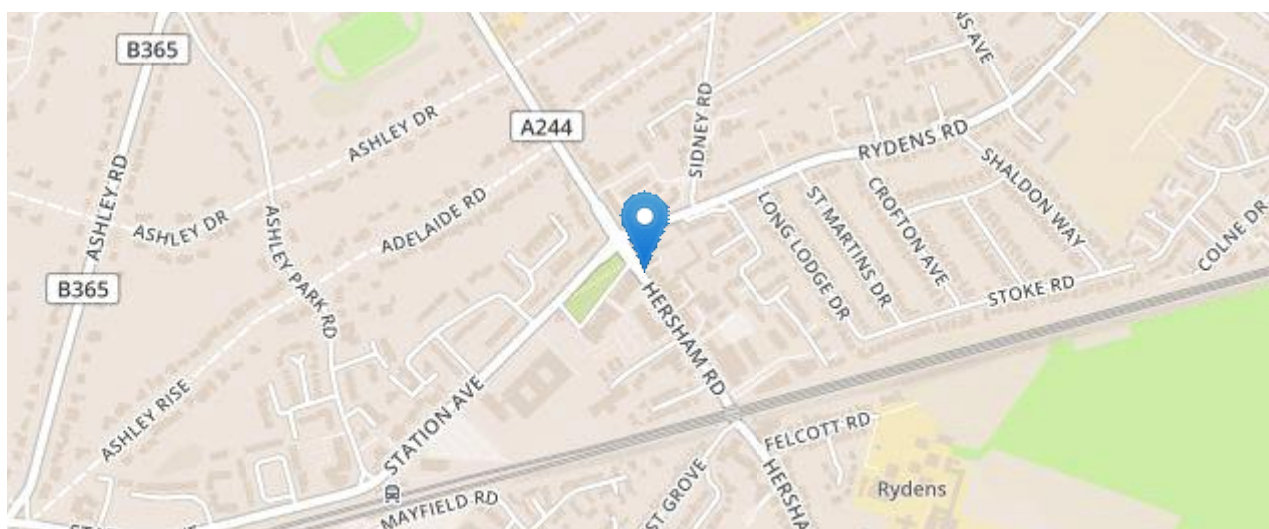
BEDROOM 1
20' 1" x 12' 1" max. (6.12m x 3.69m)

BEDROOM 2
17' 4" max. x 9' 5" max. (5.28m x 2.87m)

BATHROOM

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
82	85
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
80	82
England, Wales & N.Ireland	
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.