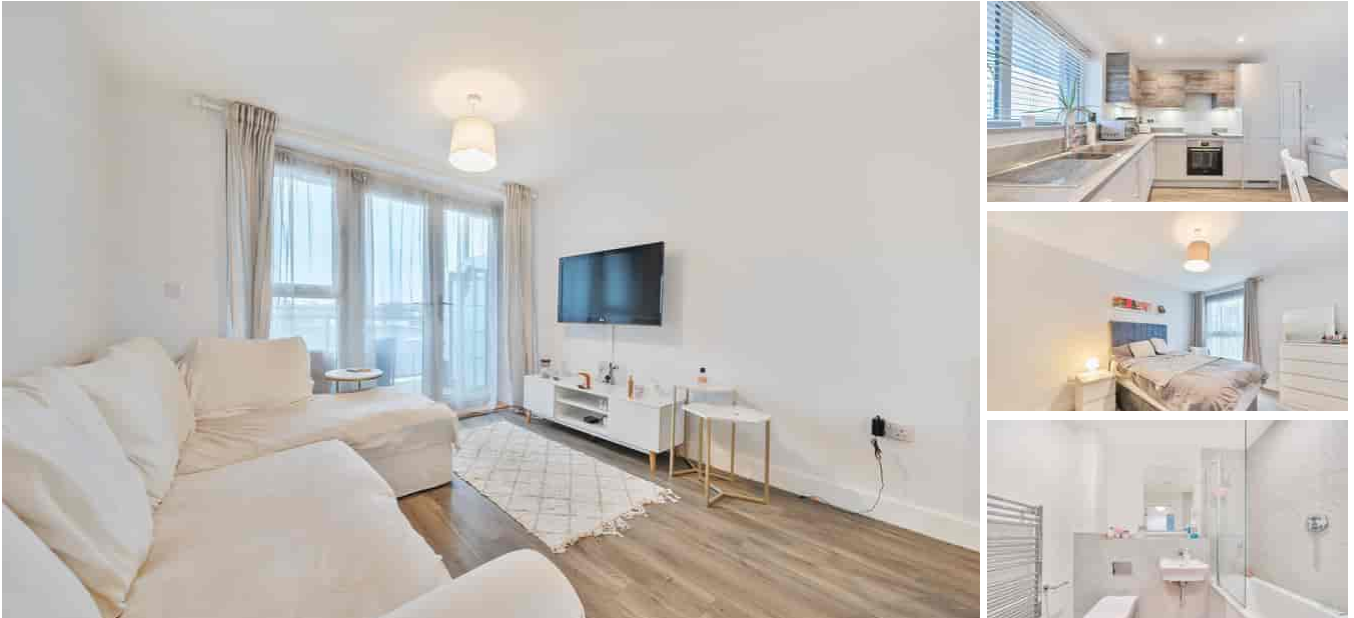


£120,000 Shared Ownership

Aspect Place, Mole Road, Hersham, Surrey KT12 4ER



- Guideline Minimum Deposit £12,000
- First Floor with Balcony
- High Performance Glazing
- Parking Space
- Guide Minimum Income £38.6k (Dual) £44.8k (Single)
- Approx. 518 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Close to Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £300,000). This immaculately-presented apartment is on the first floor and has a twenty-one-foot reception room with attractive, open-plan kitchen and double doors that lead out onto a south-west-facing balcony. There is a spacious bedroom, a stylish, high-spec bathroom and a large storage/utility cupboard has been provided in the entrance hallway. Modern insulation standards and high performance glazing make for a good energy-efficiency rating. Aspect Place forms the upper floors of a recently-constructed supermarket so access to day-to-day supplies could scarcely be more convenient. The town centre is just minutes away, nearby Hersham Riverside Park offers green, open space alongside the meandering Mole and Hersham Railway Station is within comfortable walking distance or a brief cycle ride. The property comes with use of a parking space.

Housing Association: Heylo. Heylo Housing requires that all applicants must have permanent rights to reside in the UK.

Tenure: Leasehold (125 years from 2020).

Minimum Share: 40% (£120,000).

Shared Ownership Rent: £441.45 per month (subject to annual review).

Combined Service Charge and Lease Management Fee: £143.22 per month (subject to annual review).

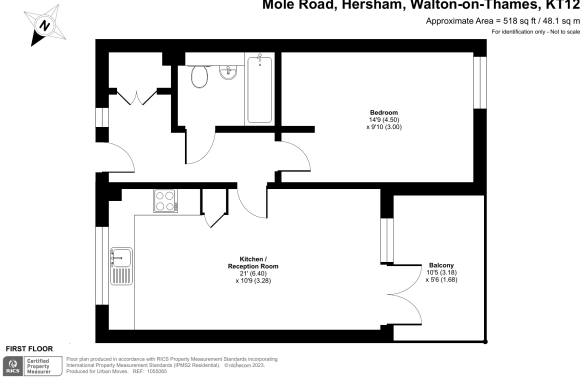
Ground Rent: £200.00 for the year.

Guideline Minimum Income: Dual - £38,600 | Single - £44,800 (based on minimum share and 10% deposit).

Council Tax: Band C, Elmbridge 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).

Mole Road, Hersham, Walton-on-Thames, KT12
Approximate Area = 518 sq ft / 48.1 sq m
For information only - Not to scale



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

21' 0" x 10' 9" (6.40m x 3.28m)

Balcony

10' 5" x 5' 6" (3.17m x 1.68m)

Kitchen

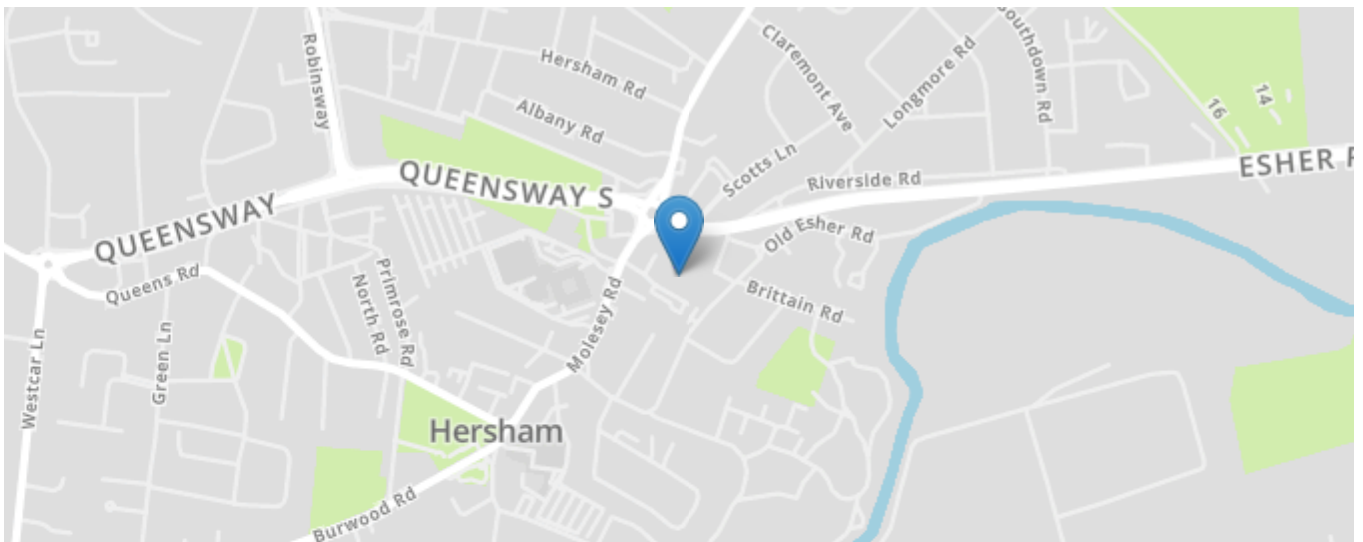
included in reception measurement

Bedroom

14' 9" x 9' 10" (4.50m x 3.00m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(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.