

£150,000 Shared Ownership

Palmer Court, 5 Pitcher Lane, Ashford, Surrey TW15 2DY



- Guideline Minimum Deposit £15,000
- Second Floor (building has a lift)
- High Performance Glazing
- Balcony
- Guide Min Deposit Dual £54.6k | Single £62.7k
- Approx. 863 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £375,000). A well-proportioned and stylishly-presented apartment on the second floor of this recently-constructed development. The property has a spacious reception room with handle-less kitchen units, integrated appliances and a door that opens onto an east/south-east-facing balcony. The main bedroom has a fitted wardrobe and en-suite shower room. There is also a second comfortable double bedroom, an attractive bathroom and a pair of hallway storage/utility cupboards. Modern insulation standards, high performance glazing and a communal heating and hot water system all contribute towards a very good energy-efficiency rating. The apartment comes with use of a parking space plus access to the communal cycle store. Ashford Station, for rail services between Weybridge / Windsor & Eton Riverside and London Waterloo, is only a short walk away.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2021).

Minimum Share: 40% (£150,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £564.14 per month (subject to annual review).

Service Charge: £247.84 per month (subject to annual review).

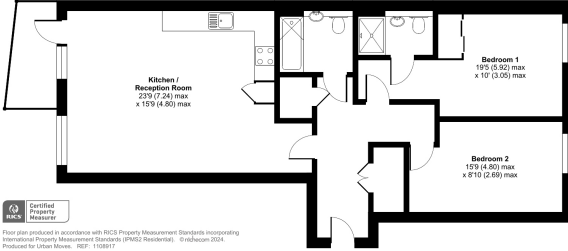
Guideline Minimum Income: Dual - £54,600 | Single - £62,700 (based on minimum share and 10% deposit).

Council Tax: Band D, Spelthorne 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).

Pitcher Lane, Ashford, TW1

Approximate Area = 863 sq ft / 80.1 sq m
For identification only - Not to scale



Certified Floor Plan Measure
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition 2018. Produced for Urban Moves. REF: 1109517

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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	

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception
23' 9" max. x 15' 9" max. (7.24m x 4.80m)

Kitchen
included in reception measurement

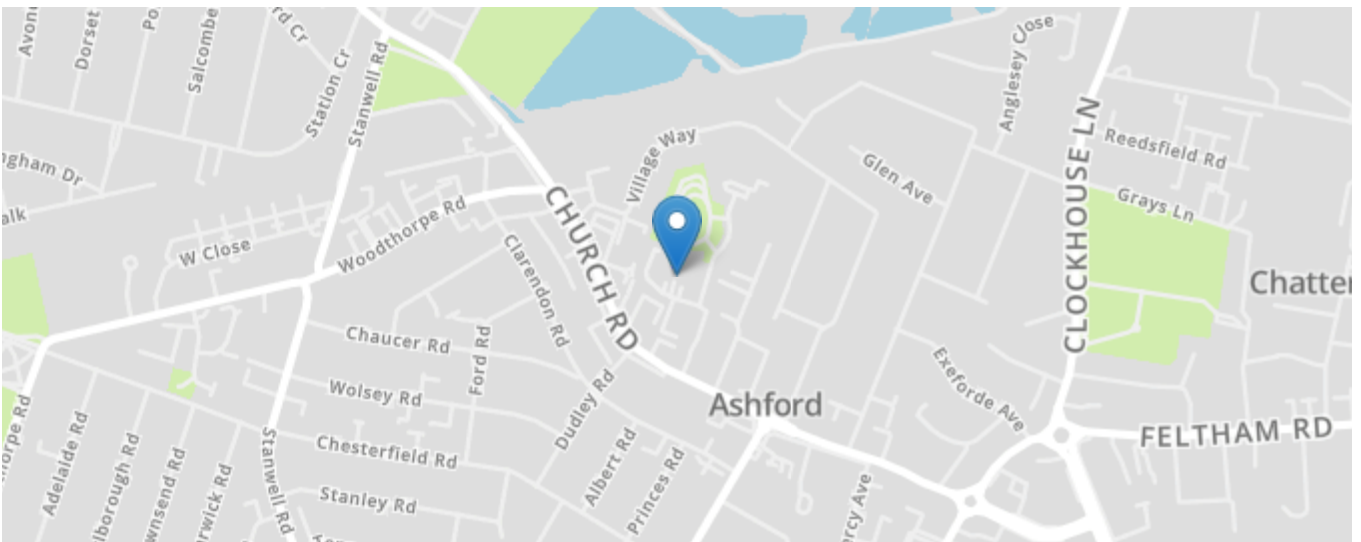
Balcony

Bedroom 1
19' 5" max. x 10' 0" max. (5.92m x 3.05m)

En-Suite Shower Room

Bedroom 2
15' 9" max. x 8' 10" max. (4.80m x 2.69m)

Bathroom



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.