

£124,000 Shared Ownership

Bell Farm Way, Hersham, Walton-on-Thames, Surrey KT12 5BQ



- Guideline Minimum Deposit £12,400
- Second Floor
- High Performance Glazing
- Parking Space
- Guideline Income £40.9k (dual) | £47.2k (single)
- Approx. 548 Sqft Gross Internal Area
- Balcony
- Short Walk to Walton-on-Thames Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £310,000). This well-proportioned flat is on the second floor of a recently-constructed block and appears in excellent condition. The twenty-one-foot reception room has attractive flooring and an open-plan kitchen area featuring integrated appliances. A door leads out onto an east/south-east-facing balcony. The bedroom includes a fitted, mirror-fronted wardrobe and the bathroom is sleek and modern. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and gas central heating system make for a very good energy-efficiency rating. The flat comes with use of a parking space and is also just a short walk, or even shorter bike ride, from Walton-on-Thames Station which offers rail services between Woking/Basingstoke and London Waterloo.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/01/2022).

Minimum Share: 40% (£124,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £470.78 per month (subject to annual review).

Service Charge: £150.13 per month (subject to annual review).

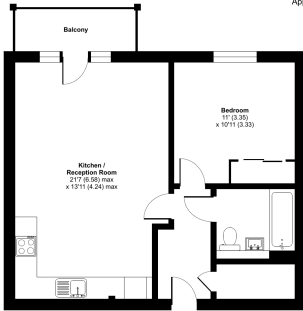
Guideline Minimum Income: Dual - £40,900 | Single - £47,200 (based on minimum share and 10% deposit).

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).

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Approximate Area = 548 sq ft / 50.9 sq m
For identification only - Not to scale



SECOND FLOOR

Approved by the Royal Institution of Chartered Surveyors (RICS) in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (December 2018). For identification only - Not to scale.

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

21' 7" max. x 13' 11" max. (6.58m x 4.24m)

Kitchen

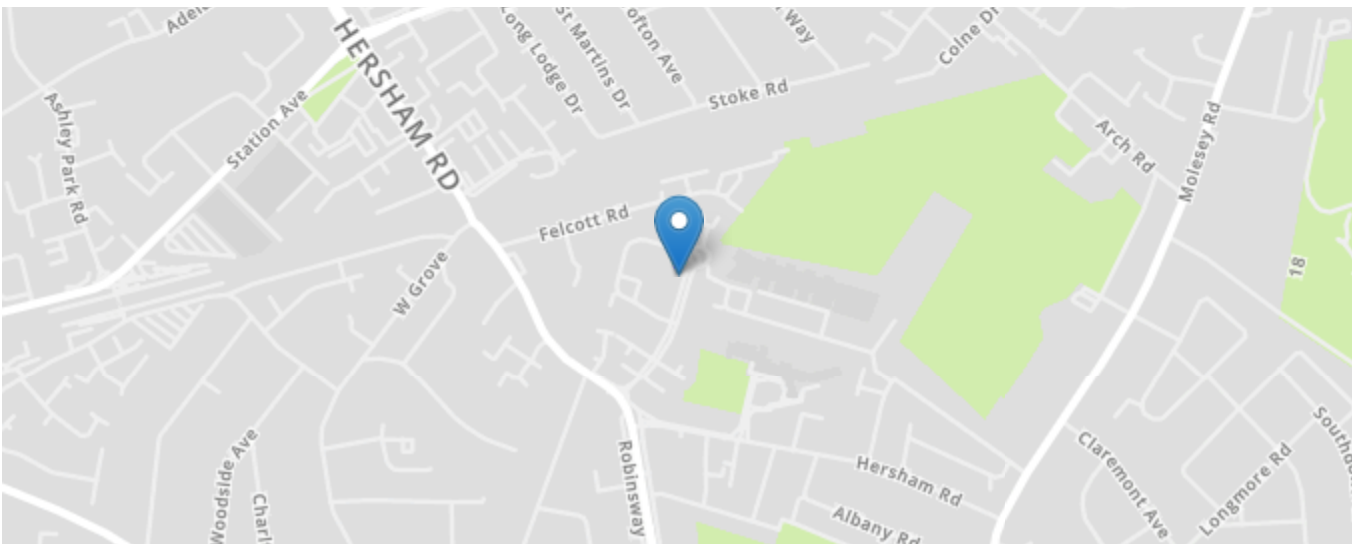
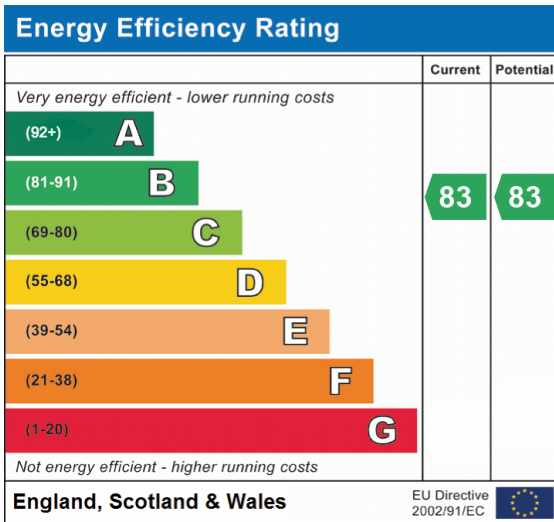
included in reception measurement

Balcony

Bedroom

11' 0" x 10' 11" (3.35m x 3.33m)

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.