

## £132,500 Shared Ownership

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



- Guideline Minimum Deposit £13,250
- Raised Ground Floor with Balcony
- High Performance Glazing
- Underground Parking Space
- Guideline Income £39.5k (dual) | £45.7k (single)
- Approx. 555 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Short Walk from Ashford Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £265,000). This smartly-presented and generously-sized apartment is on the raised ground floor and has a twenty-two-foot reception with attractive flooring. A glazed door leads out to a balcony and the sleek, open-plan kitchen area features handle-less units and integrated appliances. There is a spacious bedroom with fitted wardrobe and windows on two sides, a stylish, modern bathroom and a large hallway storage/utility cupboard. Well insulated walls and floor, high performance glazing and a communal heating and hot water system have resulted in a very good energy-efficiency rating. Palmer Court is only a brief walk from Ashford Railway Station which offers services between Weybridge/Windsor & Eton Riverside and London Waterloo. The property comes with use of an underground parking space plus access to the pretty communal garden and the cycle store.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 50% (£132,500). The housing association will expect that you will purchase the largest share affordable.

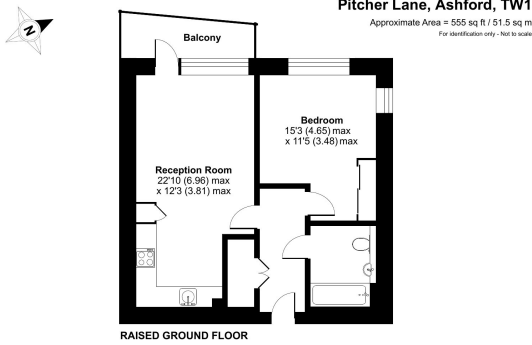
**Shared Ownership Rent:** £385.94 per month (subject to annual review).

**Service Charge:** £148.77 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £39,500 | Single - £45,700 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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).



Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves 2024. Produced for Urban Moves. REF: 1155056

## DIMENSIONS

### RAISED GROUND FLOOR

**Entrance Hallway**

**Reception**

22' 10" max. x 12' 3" max. (6.96m x 3.73m)

**Balcony**

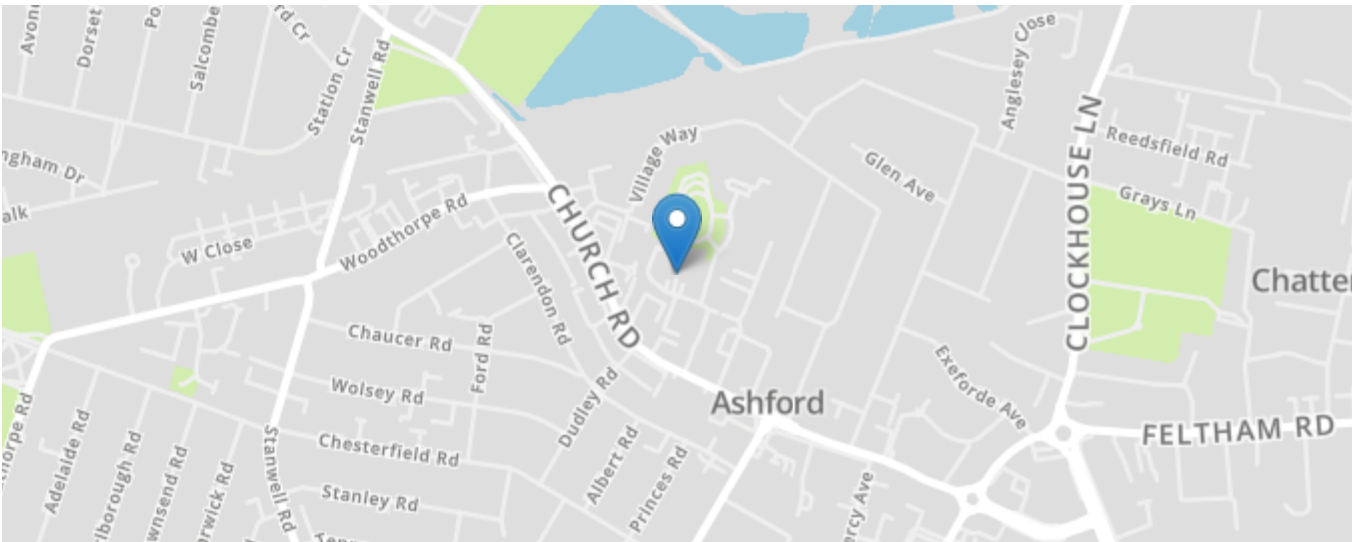
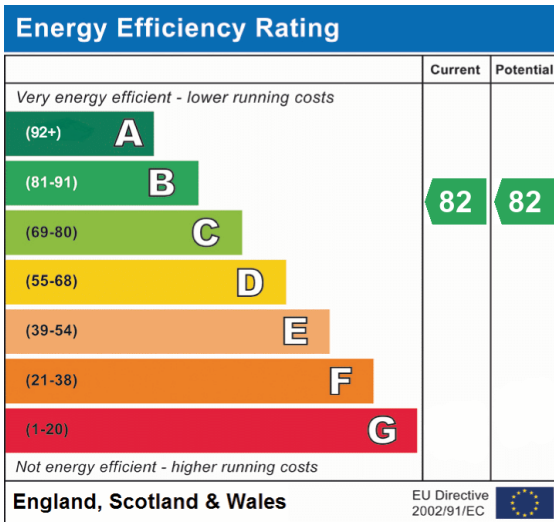
**Kitchen**

included in reception measurement

**Bedroom**

15' 3" max. x 11' 5" max. (4.65m x 3.48m)

**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.