

£135,000 Shared Ownership

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



- Guideline Minimum Deposit £13,500
- Third (Top) Floor
- Very Good Energy-Efficiency Rating
- Parking Space
- Guideline Income £43.1k (dual) | £49.4k (single)
- Approx. 603 Sqft Gross Internal Area
- Balcony
- Short Walk to Walton-on-Thames Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £300,000). This generously-sized, one-bedroom flat is part of a recently-constructed development and appears in excellent condition throughout. The property is on the top floor and has a twenty-one-foot reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads out onto a good-sized balcony. The spacious bedroom includes a built-in, mirror-fronted wardrobe, there are a pair of storage/utility cupboards in the entrance hallway and the bathroom is attractive and naturally lit. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. At the rear of the block is a car park which includes a space for this flat. Alternatively, Walton-on-Thames Station, for rail services between Woking/Basingstoke and London Waterloo, is just a short walk.

Housing Association: A2Dominion.

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

Minimum Share: 45% (£135,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £470.41 per month (subject to annual review).

Service Charge: £142.10 per month (subject to annual review).

Guideline Minimum Income: Dual - £43,100 | Single - £49,400 (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 = 603 sq ft / 56 sq m
For information only - Not to scale



Approved Metering Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements. Produced for Urban Moves. REF: 1120212

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

21' 6" x 13' 0" (6.55m x 3.96m)

Balcony

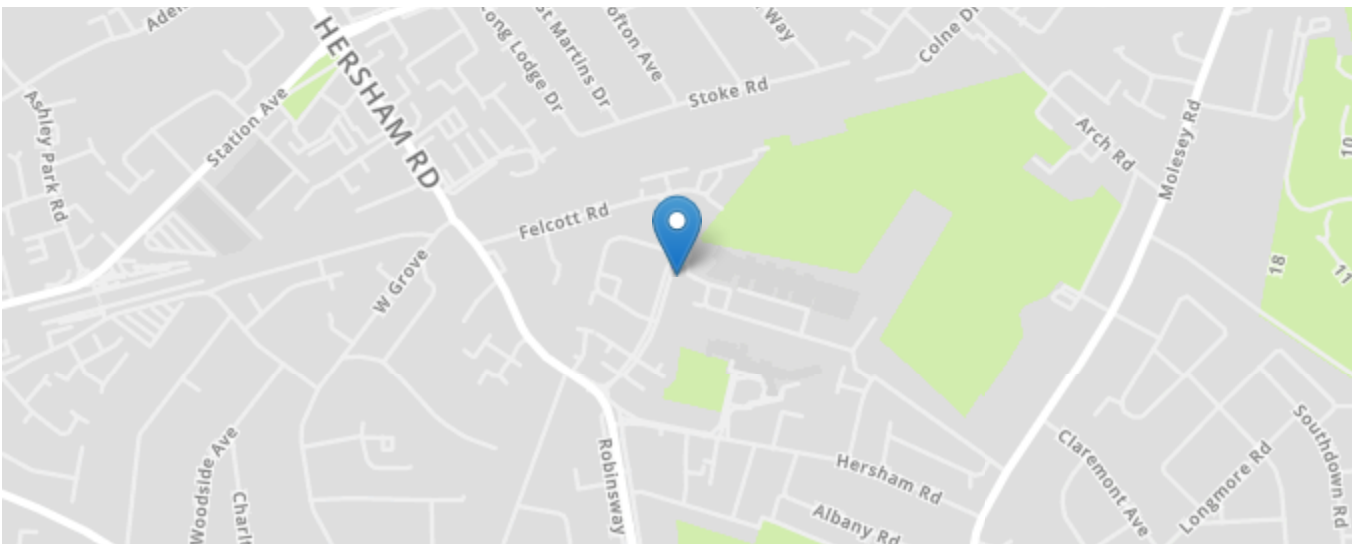
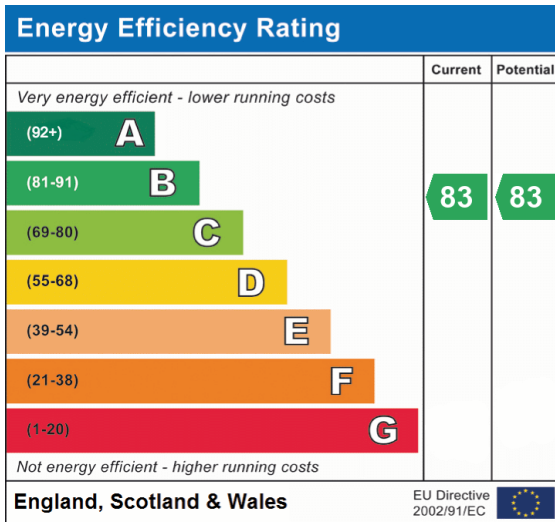
Kitchen

included in reception measurement

Bedroom

11' 9" x 11' 9" (3.58m x 3.58m)

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.