

## £136,500 Shared Ownership

Alderson Grove, Hersham, Walton-on-Thames, Surrey KT12 5EG



- Guideline Minimum Deposit £13,650
- Top Floor (third, building has a lift)
- South/South-East-Facing Balcony
- Two Parking Spaces
- Guide Min Income Dual £59.4k | Single £68.3k
- Approx. 767 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Walton-on-Thames Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £390,000). A smartly-presented, top-floor flat which features an approx. twenty-five-foot reception room with wood flooring and open-plan kitchen area featuring sleek, white units and integrated appliances. A glazed door leads out onto a south/south-east-facing balcony. There is a generously-sized main bedroom with fitted, mirror-fronted wardrobe plus a slightly smaller second double bedroom, a simple, modern bathroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls and roof, high performance glazing and gas central heating make for a very good energy-efficiency rating. The property comes with the use of two parking spaces plus Walton-on-Thames Station, for rail services between Woking/Basingstoke and London Waterloo, is only a short walk away.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/12/2017).

**Minimum Share:** 35% (£136,500). The housing association will expect that you will purchase the largest share affordable.

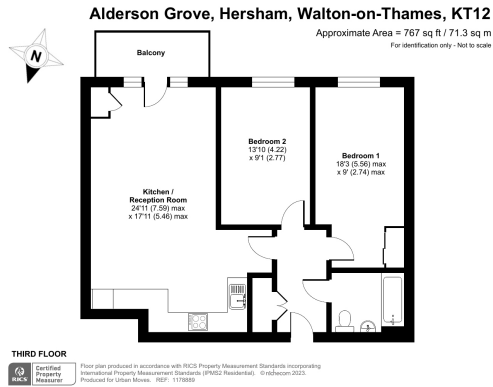
**Shared Ownership Rent:** £807.72 per month (subject to annual review).

**Service Charge:** £203.22 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £59,400 | Single - £68,300 (based on minimum share and 10% deposit).

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



## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

24' 11" max. x 17' 11" max. (7.59m x 5.46m)

#### Kitchen

included in reception measurement

#### Balcony

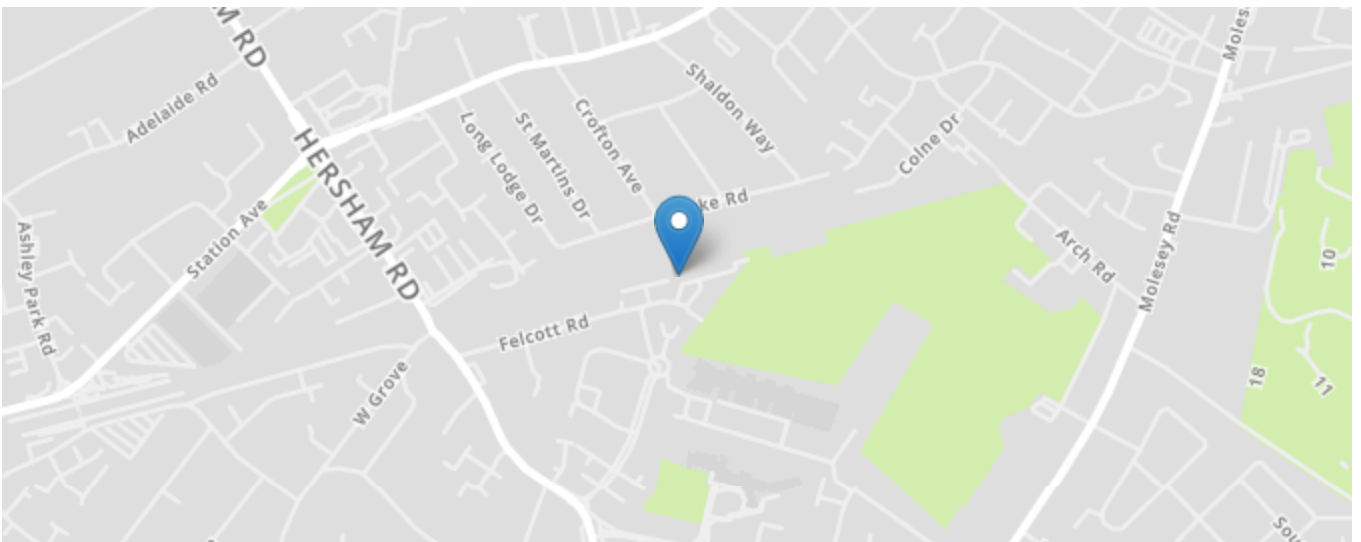
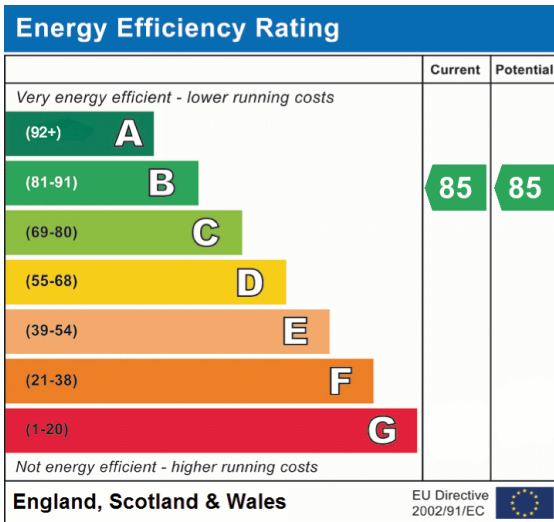
#### Bedroom 1

18' 3" max. x 9' 0" max. (5.56m x 2.74m)

#### Bedroom 2

13' 10" x 9' 1" (4.22m x 2.77m)

#### 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.