

£175,000 Shared Ownership

Bennett Court, 2 Pitcher Lane, Ashford, Surrey TW15 2BN



- Guideline Minimum Deposit £17,500
- First Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min Income Dual £53.2k | Single £61.1k
- Bathroom plus En-Suite Shower Room
- Balcony
- Short Walk from Ashford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £350,000). This spacious, beautifully-presented apartment on the first floor of a recently-constructed development and has an approx. twenty-three-foot reception room with attractive, open-plan kitchen featuring handle-less units and integrated appliances. A door leads from the living area out onto a balcony. The generously-sized main bedroom has a fitted wardrobe and en-suite shower room. There is a second, comfortable, double bedroom, a simple yet stylish bathroom and a large hallway storage/utility cupboard. Modern insulation standards, high performance glazing and a communal heating and hot water system have resulted in a very good energy-efficiency rating. The apartment comes with the use of a parking space plus Ashford Railway Station, for 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: 50% (£175,000). The housing association will expect that you will purchase the largest share affordable.

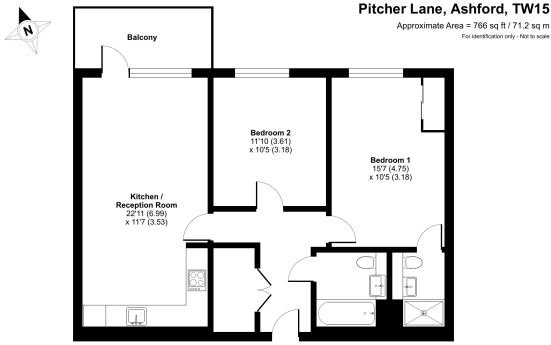
Shared Ownership Rent: £432.47 per month (subject to annual review).

Service Charge: £201.14 per month (subject to annual review).

Guideline Minimum Income: Dual - £53,200 | Single - £61,100 (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).



FIRST FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2018) - September 2024. Produced by Urban Moves. REF: 117935

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception
22' 11" x 11' 7" (6.99m x 3.53m)

Balcony


Kitchen
included in reception measurement

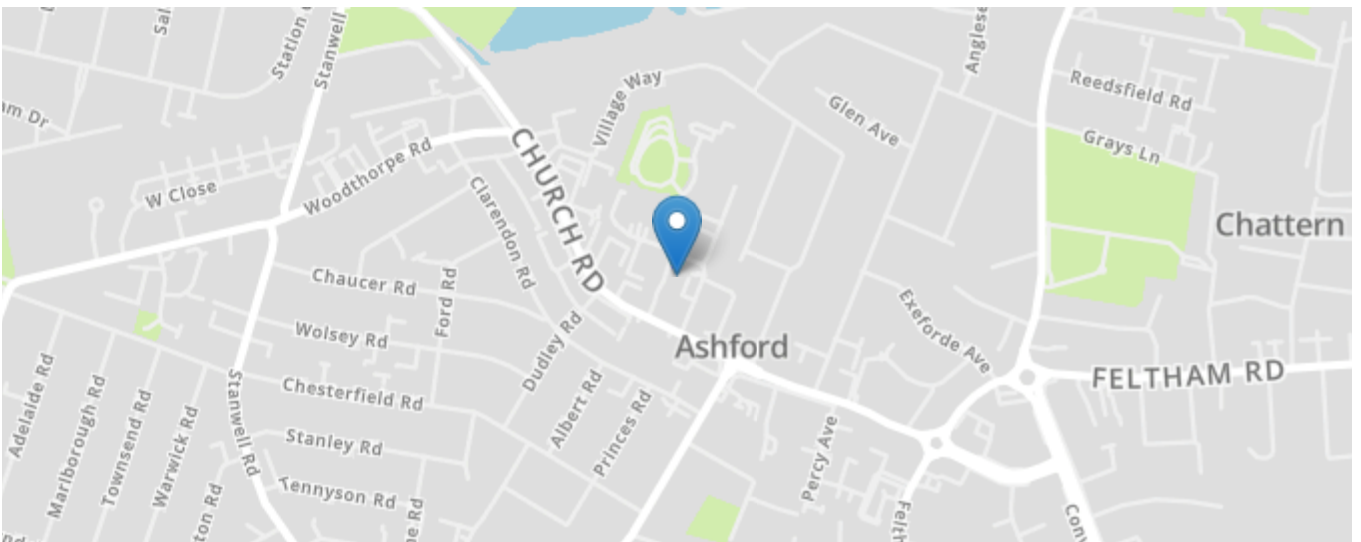
Bedroom 1
15' 7" x 10' 5" (4.75m x 3.17m)

En-Suite Shower Room

Bedroom 2
11' 10" x 10' 5" (3.61m x 3.17m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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 	



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.