

## £210,000 Shared Ownership

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



- Guideline Minimum Deposit £21,000
- First Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Balcony
- Guide Min Income Dual £57.9k | Single £66.6k
- Approx. 766 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £350,000). A spacious and well-presented apartment on the first floor of this recently-constructed development. The property has an approximately twenty-three-foot reception room with attractive, open-plan kitchen featuring handle-less units and integrated appliances. A door leads out onto a good-sized balcony. The large main bedroom includes a fitted wardrobe and has an en-suite shower room. There is a second, comfortable, double bedroom, a stylish, high-spec bathroom and a 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 use of an allocated parking space plus Ashford Railway Station, for services between Weybridge/Windsor & Eton Riverside and London Waterloo, is only a short walk away. Ofsted list five primary schools within a mile radius, all rated either 'Good' or 'Outstanding'.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 60% (£210,000). The housing association will expect that you will purchase the largest share affordable.

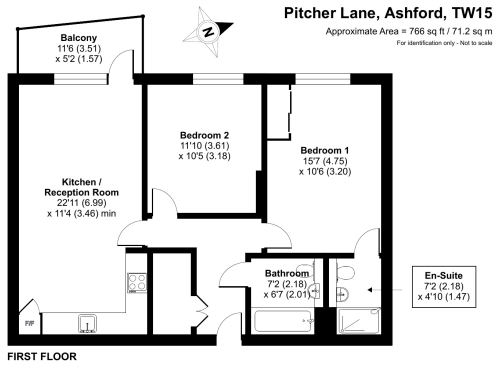
**Shared Ownership Rent:** £345.98 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £57,900 | Single - £66,600 (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).



## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

22' 11" x 11' 4" min. (6.99m x 3.45m)

#### Kitchen

included in reception measurement

#### Balcony

11' 6" x 5' 2" (3.51m x 1.57m)

#### Bedroom 1

15' 7" x 10' 6" (4.75m x 3.20m)

#### En-Suite Shower Room

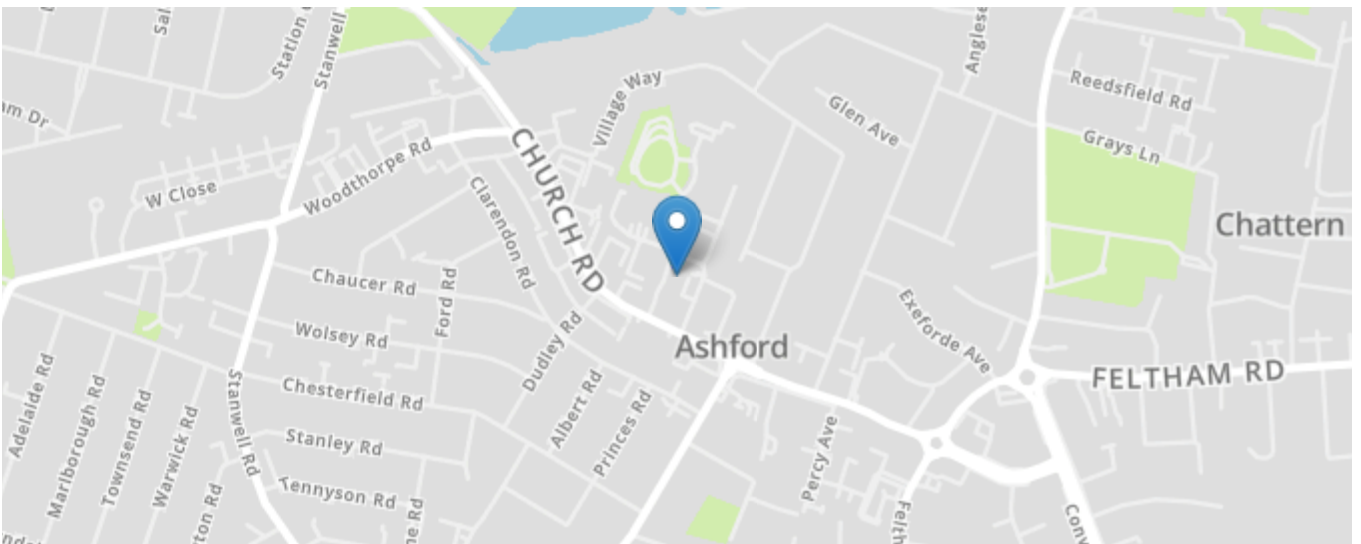
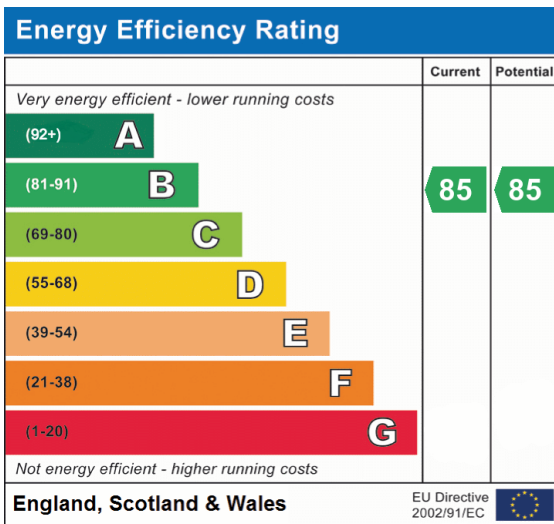
7' 2" max. x 4' 10" max. (2.18m x 1.47m)

#### Bedroom 2

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

#### Bathroom

7' 2" max. x 6' 7" max. (2.18m x 2.01m)



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.