

## £98,000 Shared Ownership

Beech House, 303 Molesey Road, Hersham, Surrey KT12 4SG



- Guideline Minimum Deposit £9,800
- Ground Floor with Private Patio Area
- Open Plan Kitchen/Reception Room
- Communal Front Lawn
- Guide Min Income Dual £30.2k | Single £36.4k
- Approx. 549 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Minutes from Hersham Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £280,000). A smartly-presented, ground-floor flat in an attractive, period-style building. The property has a good-sized reception room with semi-open-plan kitchen and double doors leading out onto a private, south-east-facing patio. There is a spacious bedroom with fitted, mirror-fronted wardrobe; a simple, white-tiled bathroom and three built-in storage/utility cupboards in the entrance hall. Well insulated walls and floor, modern double glazing and gas central heating make for a good energy-efficiency rating. Hersham Railway Station is just minutes away, for services between Woking and London Waterloo (plus trains to Guildford at peak times). The village centre has a choice of supermarkets, along with other stores/amenities and the Riverside Park offers pleasant outside space to explore.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 26/04/2011).

**Minimum Share:** 35% (£98,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £411.15 per month (subject to annual review).

**Service Charge:** £90.10 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £30,200 | Single - £36,400 (based on minimum share and 10% deposit).

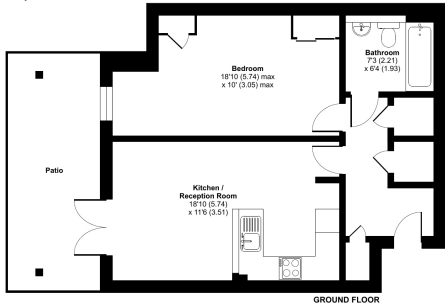
**Council Tax:** Band C, Elmbridge Borough Council. Priority is given to applicants living and/or working in this local authority.

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). There is no parking space offered with this property.



**Beech House, Molesey Road, Hersham, KT12**

Approximate Area = 549 sq ft / 51 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2024. Produced for Urban Moves. REF: 1220102

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**Reception**

18' 10" x 11' 6" (5.74m x 3.51m)

**Patio**

**Kitchen**

included in reception measurement

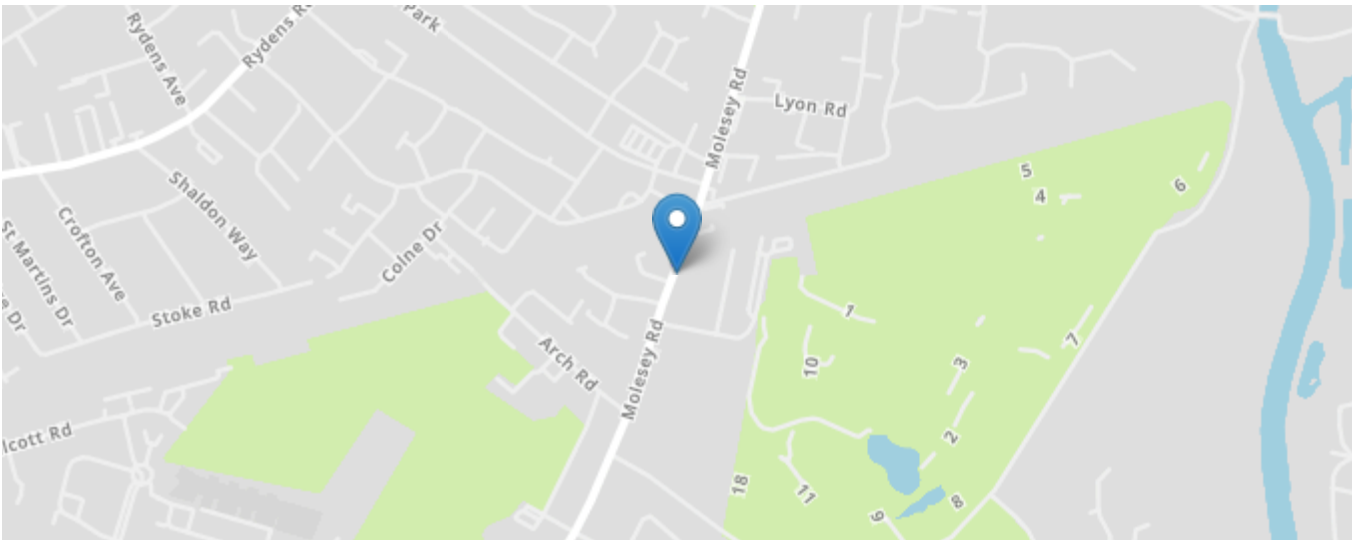
**Bedroom**

18' 10" max. x 10' 0" max. (5.74m x 3.05m)

**Bathroom**

7' 3" x 6' 4" (2.21m x 1.93m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.