

£140,000 Shared Ownership

Palmer Court, 5 Pitcher Lane, Ashford, Surrey TW15 2DZ



- Guideline Minimum Deposit £14,000
- Third Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Two Parking Spaces (one covered)
- Guide Min Income Dual £51k | Single £58.5k
- Approx. 752 Sqft Gross Internal Area
- East/South-East Facing Balcony
- Short Walk from Ashford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £350,000). A well-proportioned and smartly-presented apartment on the third floor of this recently-constructed development. The property has a twenty-two-foot reception room with attractive kitchen units, integrated appliances and a door that opens onto an east/south-east-facing balcony which overlooks the communal garden. There is a spacious main bedroom with fitted wardrobe and en-suite shower room plus a generously-sized second double bedroom, a simple yet stylish bathroom and a large hallway storage/utility cupboard. Demanding insulation standards, high performance glazing and a communal heating and hot water system all contribute towards a very good energy-efficiency rating. This particular apartment comes with two parking spaces - a wide space in the basement car park plus an additional space outside. Residents can also make use of the communal cycle store and Ashford Station, for rail 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: 40% (£140,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £581.89 per month (subject to annual review).

Service Charge: £198.58 per month (subject to annual review).

Guideline Minimum Income: Dual - £51,000 | Single - £58,500 (based on minimum share and 10% deposit).

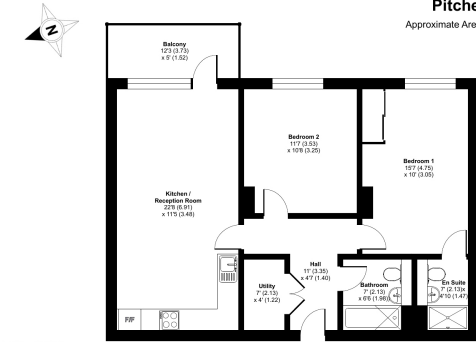
Council Tax: Band D, Spelthorne Borough Council. Priority is given to applicants living and/or working in this local authority.

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

Pitcher Lane, TW15

Approximate Area = 752 sq ft / 69.9 sq m
For identification only - Not to scale



THIRD FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Dimensions. © Urbanmoves 2024. Produced for Urban Moves. REF: 122994

THIRD FLOOR

Entrance Hall
11' 0" x 4' 7" (3.35m x 1.40m)

Reception
22' 8" x 11' 5" (6.91m x 3.48m)

Kitchen
included in reception measurement

Balcony
12' 3" x 5' 0" (3.73m x 1.52m)

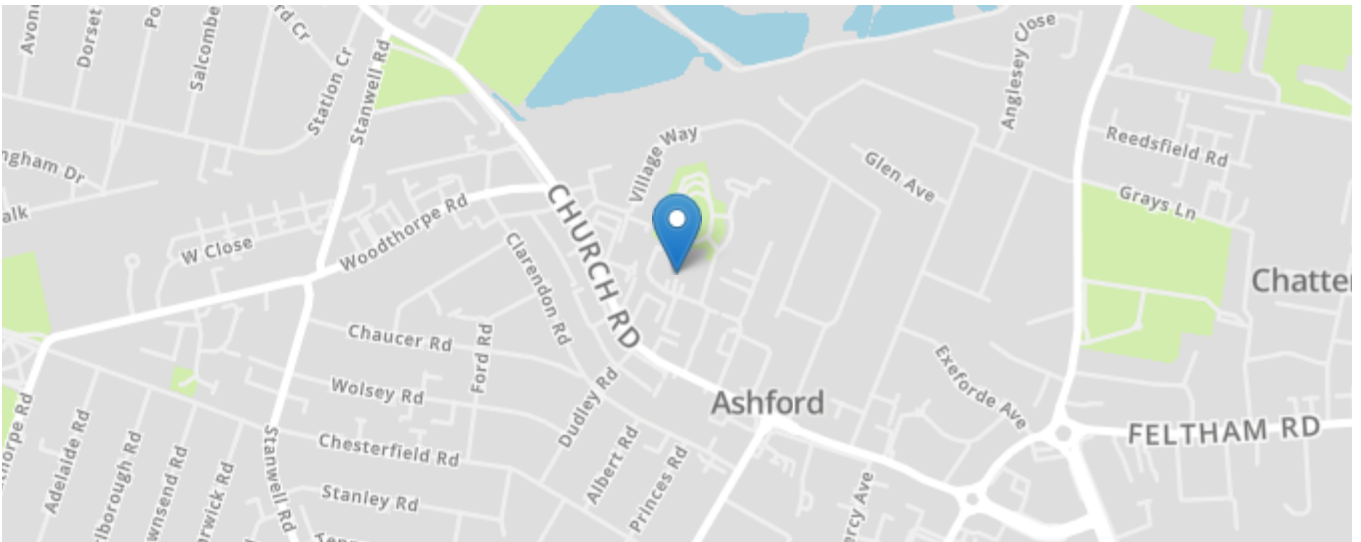
Bedroom 1
15' 7" max. x 10' 0" max. (4.75m x 3.05m)

En-Suite Shower Room
7' 0" max. x 4' 10" max. (2.13m x 1.47m)

Bedroom 2
11' 7" max. x 10' 8" max. (3.53m x 3.25m)

Bathroom
7' 0" max. x 6' 6" max. (2.13m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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.