

## £90,000 Shared Ownership

Bell Farm Way, Hersham, Walton-on-Thames, Surrey KT12 5BQ



- Guideline Minimum Deposit £9,000
- Second Floor with Balcony
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £36.2k | Single £42.4k
- Approx. 544 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Walton-on-Thames Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £300,000). This beautifully-presented flat is on the second floor of a recently-constructed block and has a twenty-three-foot reception room with windows on three sides and a door that leads out onto the balcony. The attractive kitchen area features integrated appliances. There is a good-sized bedroom with fitted, mirror-fronted wardrobe, a stylish, naturally-lit bathroom and a storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The flat comes with use of a parking space and is also just a short walk, or even shorter bike ride, from Walton-on-Thames Station which offers rail services between Woking/Basingstoke and London Waterloo.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 01/01/2021).

**Minimum Share:** 30% (£90,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £549.24 per month (subject to annual review).

**Service Charge:** £149.34 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £36,200 | Single - £42,400 (based on minimum share and 10% deposit).

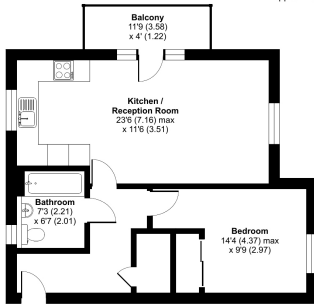
**Council Tax:** Band C, Elmbridge Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



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Approximate Area = 544 sq ft / 50.5 sq m  
For identification only - Not to scale



SECOND FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Reporting Measurement Standards (IPMS) (Residential), produced for Urban Moves. REF: 122818

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

23' 6" max. x 11' 6" (7.16m x 3.51m)

#### Balcony

11' 9" x 4' 0" (3.58m x 1.22m)

#### Kitchen

included in reception measurement

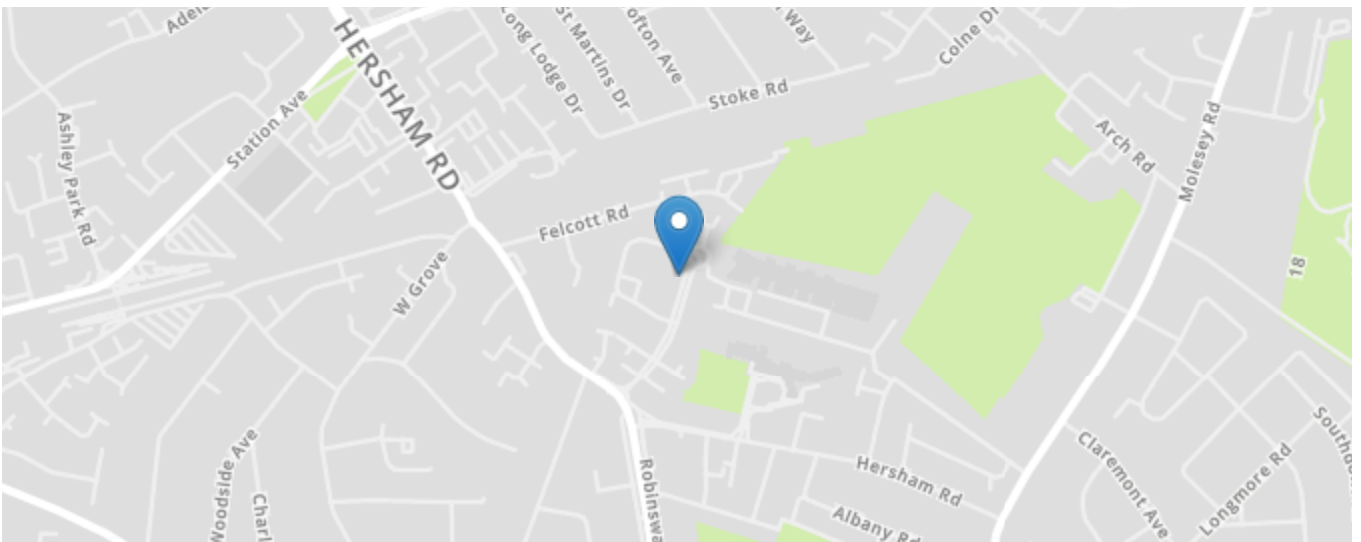
#### Bedroom

14' 4" max. x 9' 9" (4.37m x 2.97m)

#### Bathroom

7' 3" max. x 6' 7" max. (2.21m x 2.01m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(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.