

Shared Ownership

9, 1 Alderson Grove, Hersham, Walton-on-Thames, Surrey, KT12 5EG



- Guideline Minimum Deposit £14,525
- Second Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min Income Dual £62.6k | Single £72.1k
- Approx. 824 Sqft Gross Internal Area
- South/South-East-Facing Balcony
- Short Walk from Walton-on-Thames Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £415,000). This generously-sized, well-presented flat is on the second floor and has a twenty-one-foot reception with spacious open-plan kitchen area. The bedrooms are both comfortable doubles, there is a simple yet stylish bathroom and a pair of built-in storage/utility cupboards have been provided in the entrance hallway. Modern insulation standards, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with a south/south-east-facing balcony and use of an allocated parking space. Walton-on-Thames Station, for rail services between Woking/Basingstoke and London Waterloo, is also just a short walk away. The local primary school and secondary school are both Ofsted-rated 'Good'.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/12/2017).

Minimum Share: 35% (£145,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £817.71 per month (subject to annual review).

Service Charge: £223.39 per month (subject to annual review).

Guideline Minimum Income: Dual - £62,600 | Single - £72,100 (based on minimum share and 10% deposit).

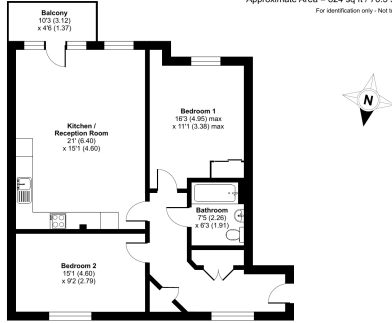
Council Tax: Band D, Elmbridge Borough Council. Priority is given to applicants living and/or working in this local authority.

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).

DIMENSIONS

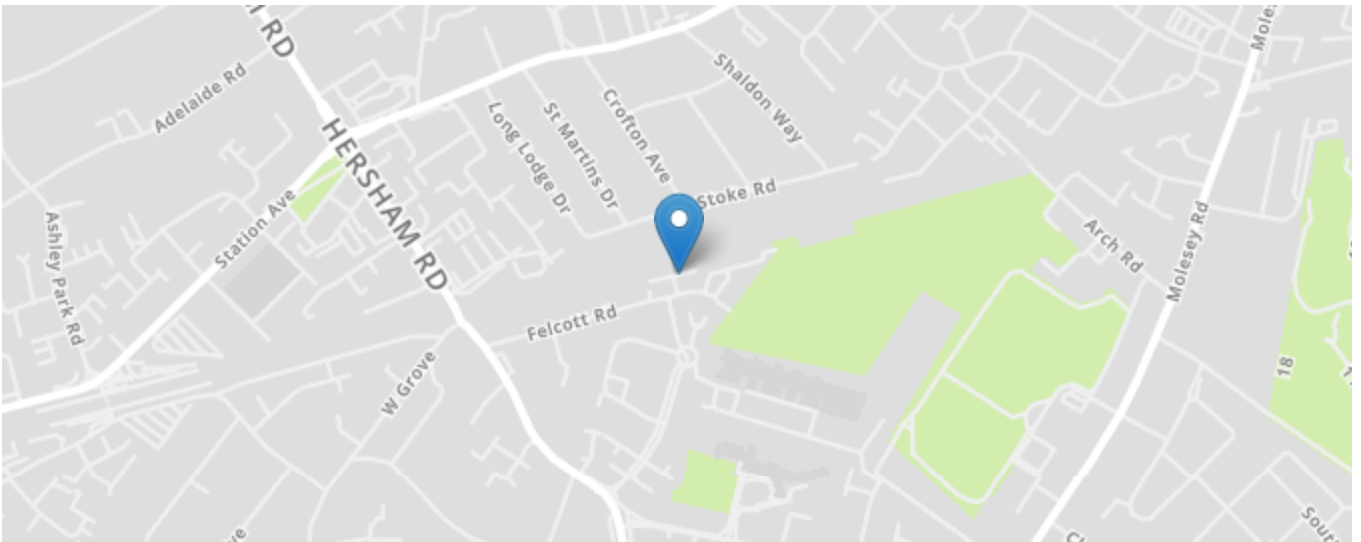
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Approximate Area = 824 sq ft / 76.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) (Residential). ©urbanmoves.com
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.