

£231,000 Shared Ownership

Carver House, 8 Spitfire Chase, Walton-on-Thames, Surrey KT12 1FX



- Guideline Minimum Deposit £23,100
- Approx. 535 Sqft Gross Internal Area
- Residents' Gym
- Minutes from Walton-on-Thames Station
- First Floor (building has a lift)
- Balcony
- Parking Space
- Guide Min Income - Dual £56.8k Single £65.3k

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £330,000). This immaculately-presented apartment is on the first floor of a recently-constructed development and has a reception room with wood flooring and open-plan kitchen featuring pale grey units and integrated appliances. Double doors lead from the living area out onto a balcony. There is a spacious bedroom, a simple, modern bathroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls and high performance glazing make for a good energy-efficiency rating. Carver House has a residents' gym and is located just minutes from Walton-on-Thames Station. The property comes with use of a parking space and the town centre can also be reached on foot or by brief bus or bike ride.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/01/2020).

Share Available: 70% (£231,000).

Shared Ownership Rent: £257.46 per month (subject to annual review).

Service Charge: £140.52 per month (subject to annual review).

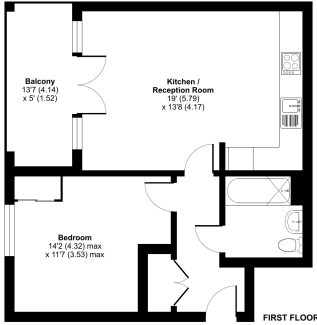
Guideline Minimum Income: Dual - £56,800 | Single - £65,300 (based on minimum share and 10% deposit).

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).

Spitfire Chase, Walton-on-Thames, KT12

Approximate Area = 535 sq ft / 49.7 sq m
For information only - Not to scale



Approved by the Energy Rating Agency (ERA) in accordance with the Energy Rating Agency (ERA) Regulations 2012. Produced by Urban Moves. REF: 117229

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

19' 0" x 13' 8" (5.79m x 4.17m)

Kitchen

included in reception measurement

Balcony

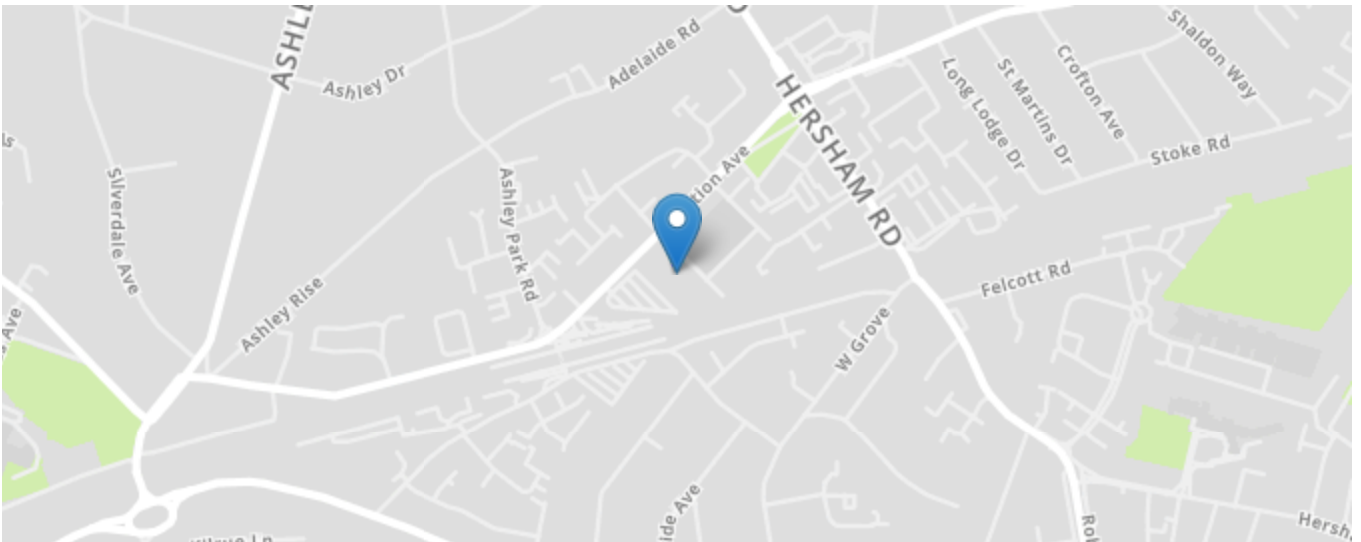
13' 7" x 5' 0" (4.14m x 1.52m)

Bedroom

14' 2" max. x 11' 7" max. (4.32m x 3.53m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(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.