

£175,000 Shared Ownership

Bennett Court, 2 Pitcher Lane, Ashford, Surrey TW15 2BN



- Guideline Minimum Deposit £17,500
- Third Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Two Parking Spaces
- Guide Min Income Dual £55.1k | Single £63.4k
- Approx. 778 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Ashford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £350,000). This immaculately-presented, third-floor apartment has an approximately twenty-three foot reception room with attractive flooring. There is a stylish, open-plan kitchen area with integrated appliances and a glazed door which leads out onto the balcony. The spacious main bedroom includes a fitted wardrobe and is en-suite to a high-spec shower room. The bathroom is equally smart looking and the second bedroom is a good-sized double. A large hallway storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a communal heating and hot water system. This particular apartment comes with the use of two parking spaces - one in the underground car park and the other outside. Ashford Railway Station, for services between Weybridge/Windsor & Eton Riverside and London Waterloo, is also just a short walk away.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2021).

Minimum Share: 50% (£175,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £452.78 per month (subject to annual review).

Service Charge: £228.89 per month (subject to annual review).

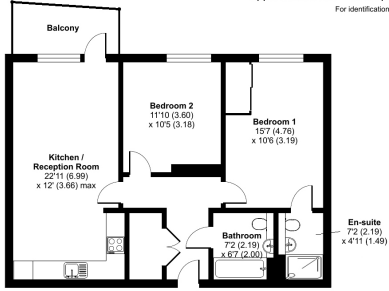
Guideline Minimum Income: Dual - £55,100 | Single - £63,400 (based on minimum share and 10% deposit).

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).

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Approximate Area = 778 sq ft / 72.3 sq m
For identification only - Not to scale



THIRD FLOOR

Plan also produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Residential. © richroom 2025. Produced for Urban Moves. REF: 1268163

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

22' 11" x 12' 0" max. (6.99m x 3.66m)

Balcony

Kitchen

included in reception measurement

Bedroom 1

15' 7" x 10' 6" (4.75m x 3.20m)

En-Suite Shower Room

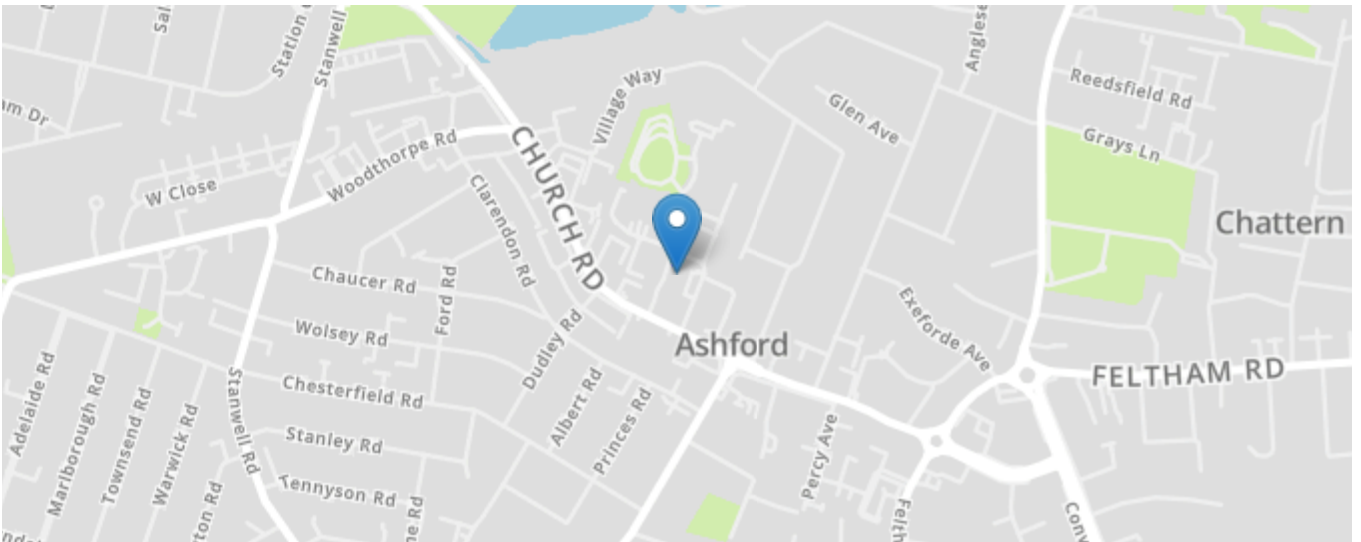
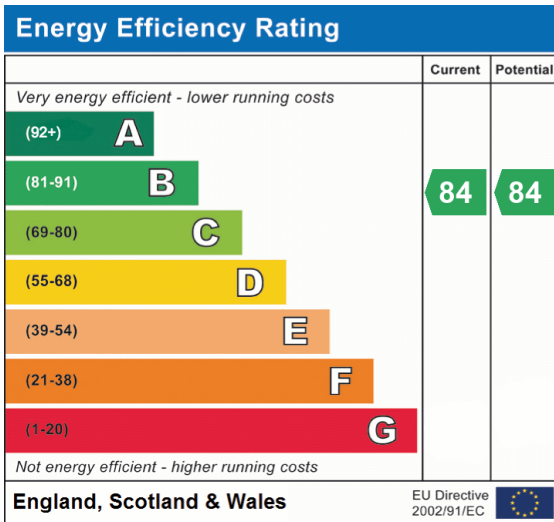
7' 2" x 4' 11" (2.18m x 1.50m)

Bedroom 2

11' 10" x 10' 5" (3.61m x 3.17m)

Bathroom

7' 2" x 6' 7" (2.18m x 2.01m)



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.