

£180,000 Shared Ownership

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



- Guideline Minimum Deposit £18,000
- First Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Balcony and Parking Space
- Guide Min Income Dual £56.8k | Single £65.2k
- Approx. 770 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 £360,000). A very smartly-presented apartment on the first floor of this recently-constructed development. The property has a spacious, dual-aspect reception room with attractive kitchen units, integrated appliances and a corner balcony that overlooks the adjacent green. The generously-sized main bedroom also benefits from windows on two sides along with a fitted wardrobe and en-suite shower room. There is a second, comfortable, double bedroom, a stylish bathroom and a large hallway storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Palmer Court has a communal garden and an underground car park which includes a space for this apartment. Alternatively, Ashford Station, for rail services between Weybridge/Windsor & Eton Riverside and London Waterloo, is only a short walk away.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/03/2020).

Minimum Share: 50% (£180,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £496.77 per month (subject to annual review).

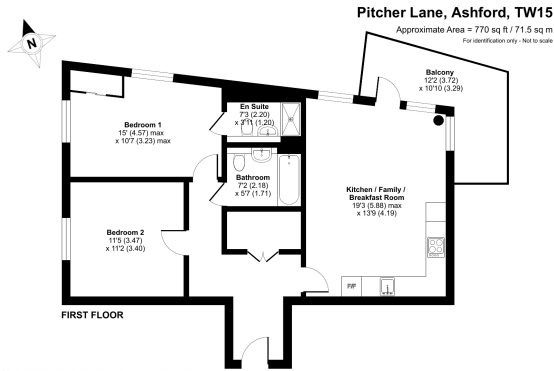
Service Charge: £196.08 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,800 | Single - £65,200 (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



1. Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (2018). © Urban Moves, 2021. For information only - Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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	

FIRST FLOOR

Entrance Hallway

Reception

19' 3" max. x 13' 9" max. (5.87m x 4.19m)

Balcony

12' 2" max. x 10' 10" max. (3.71m x 3.30m)

Kitchen

included in reception measurement

Bedroom 1

15' 0" max. x 10' 7" max. (4.57m x 3.23m)

En-Suite Shower Room

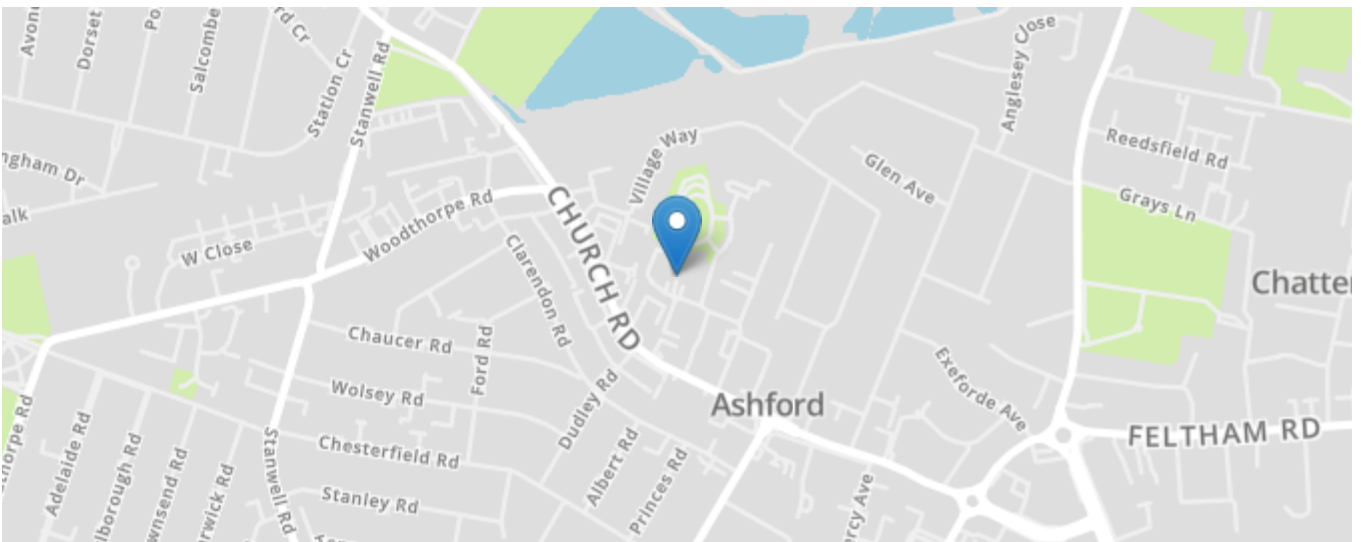
7' 3" max. x 3' 11" max. (2.21m x 1.19m)

Bedroom 2

11' 5" x 11' 2" (3.48m x 3.40m)

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)



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.