

£105,000 Shared Ownership

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



- Guideline Minimum Deposit £10,500
- First Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £45k | Single £51.4k
- Approx. 578 Sqft Gross Internal Area
- South/South-East-Facing Balcony
- Short Walk to Walton-on-Thames Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £300,000). This generously-sized flat is on the first floor of a modern development and has a twenty-five-foot reception room with attractive flooring and an open-plan kitchen featuring sleek units and integrated appliances. A glazed door leads from the living area out onto a south/south-east-facing balcony. There is a spacious bedroom with fitted wardrobe, a pristine bathroom and a pair of large storage/utility cupboards have been provided in the entrance hall. Well insulated walls, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. The property comes with the use of an allocated parking space plus Walton-on-Thames Station, for rail services between Woking/Basingstoke and London Waterloo, is only a short walk away.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2018).

Minimum Share: 35% (£105,000). The housing association will expect that you will purchase the largest share affordable.

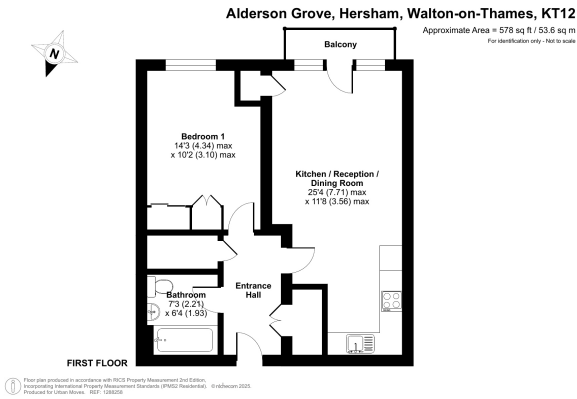
Shared Ownership Rent: £627.73 per month (subject to annual review).

Service Charge: £204.37 per month (subject to annual review).

Guideline Minimum Income: Dual £45,000 | Single £51,400 (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).



DIMENSIONS

FIRST FLOOR

Entrance Hall

10' 9" x 5' 4" (3.28m x 1.63m)

Reception

25' 4" max. x 11' 8" max. (7.72m x 3.56m)

Kitchen

included in reception measurement

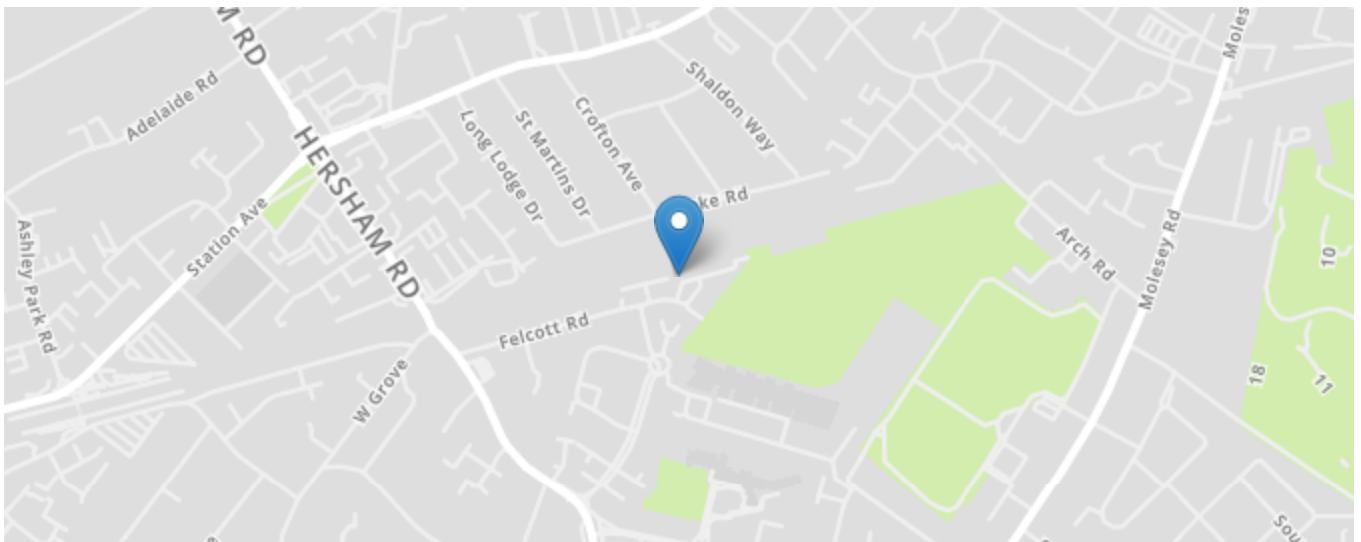
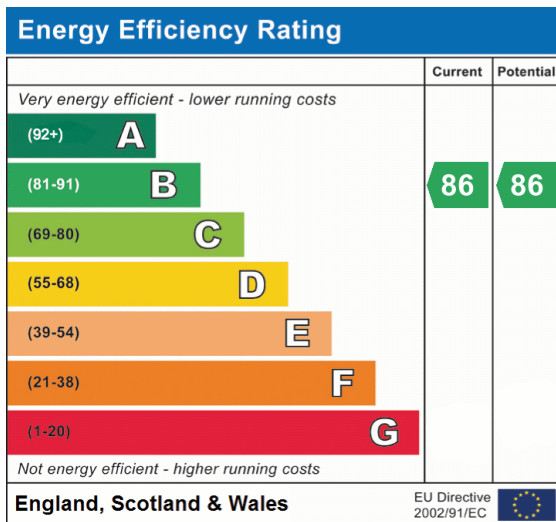
Balcony

Bedroom

14' 3" max. x 10' 2" max. (4.34m x 3.10m)

Bathroom

7' 3" max. x 6' 4" max. (2.21m x 1.93m)



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.