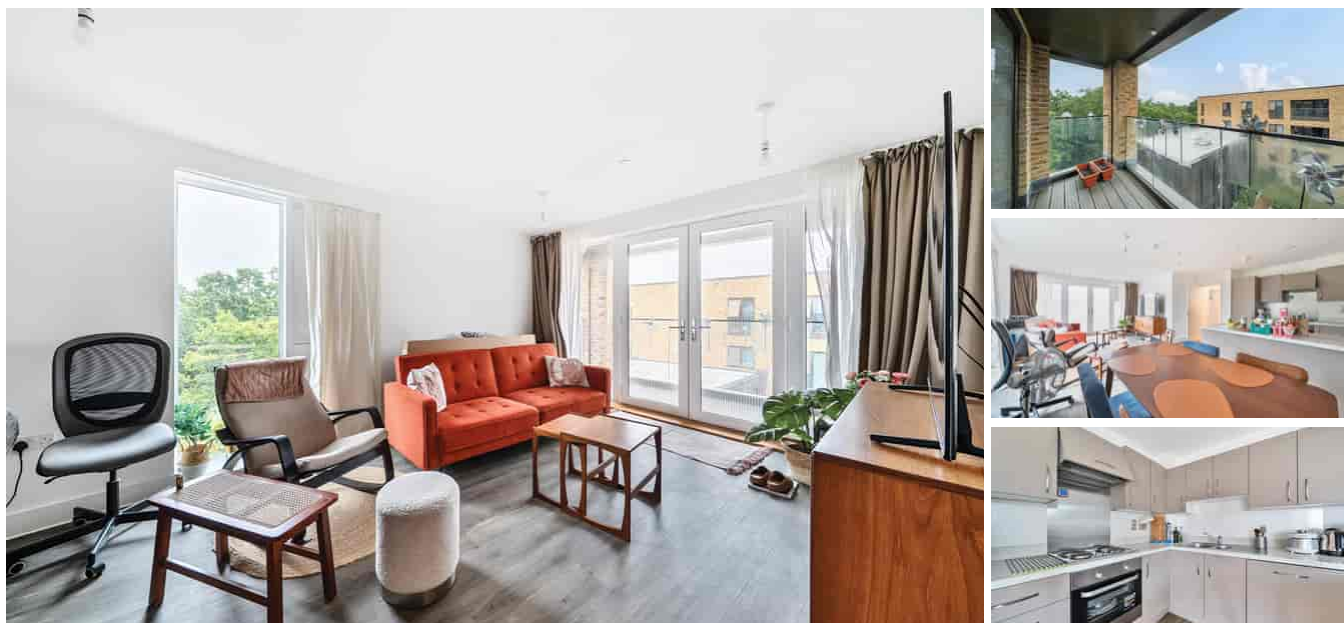


## £292,500 Shared Ownership

Broadley House, 8 Hewitts Way, Walton-on-Thames, Surrey KT12 1GN



- Guide Dual Income £74k 25% deposit £58.5k
- Top Floor (fourth, building has a lift)
- Dual Aspect Kitchen/Reception Room
- Balcony
- Covered Parking Space
- Guide Single Income £76.7k 25% deposit £87.8k
- Approx. 766 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Residents' Gym
- Short Walk from Walton-on-Thames Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £450,000). This well-proportioned apartment is on the top floor of a recently-constructed development and has a spacious, dual-aspect reception room with attractive flooring and an open-plan kitchen area with integrated appliances. Double doors lead out onto a south-west-facing balcony which overlooks the courtyard. There is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a good-sized second bedroom and a simple yet stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is good, thanks to demanding insulation standards and high performance glazing. The apartment comes with a parking space, the development has a residents' gym and is only a short walk from Walton-on-Thames Station for rail services between Woking/Basingstoke and London Waterloo.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 65% (£292,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £411.80 per month (subject to annual review).

**Service Charge:** £249.85 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £74,000 (based on minimum share and 20% deposit £58,500). | Single - £76,700 (based on minimum share and 30% deposit £87,750).

**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

### FOURTH FLOOR

#### Entrance Hallway

#### Reception

19' 8" max. x 16' 11" max. (5.99m x 5.16m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

14' 3" max. x 10' 11" max. (4.34m x 3.33m)

#### En-Suite Shower Room

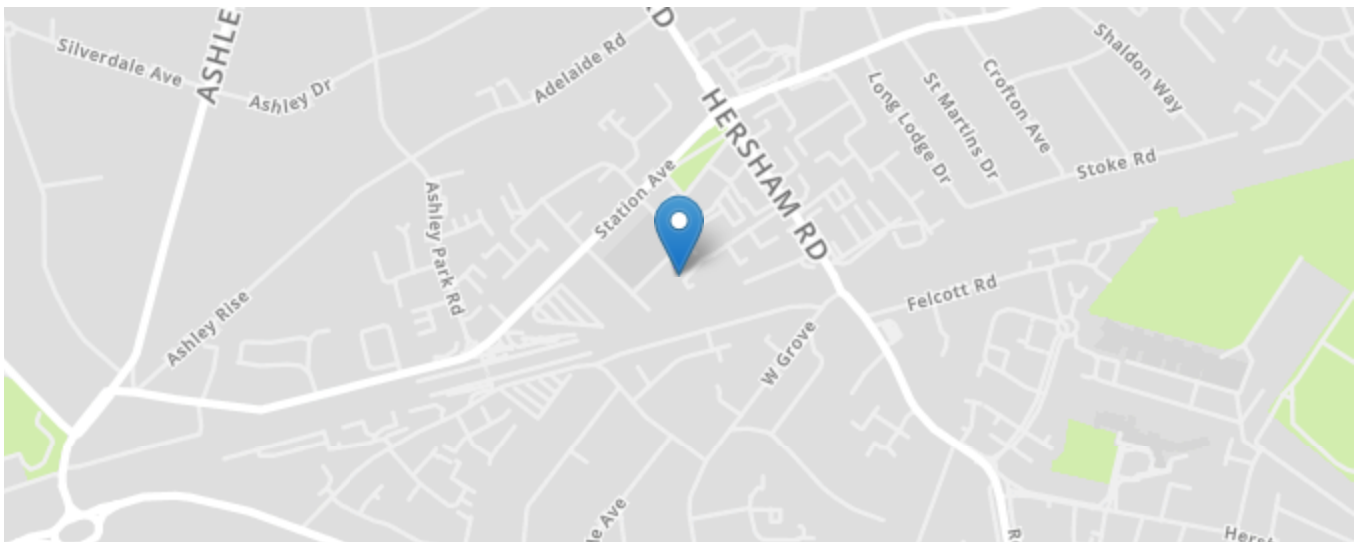
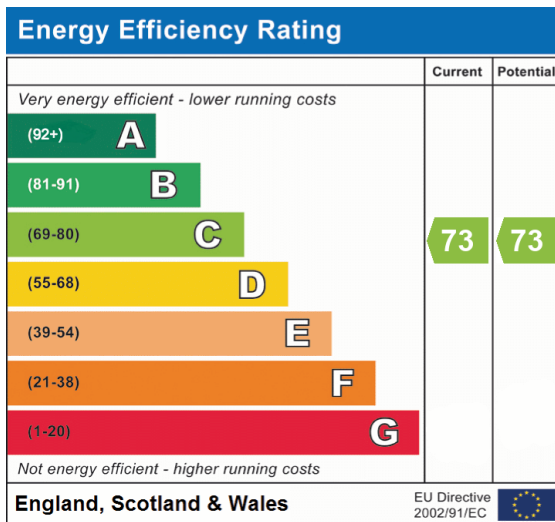
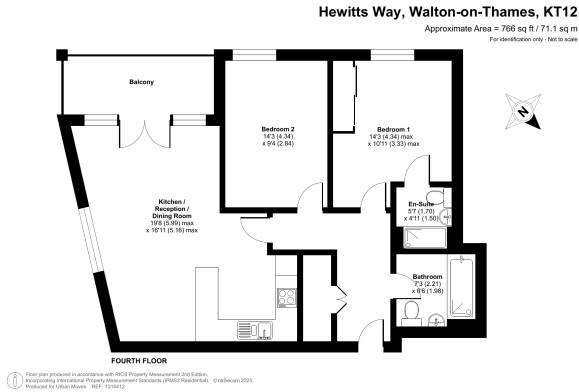
5' 7" max. x 4' 11" max. (1.70m x 1.50m)

#### Bedroom 2

14' 3" x 9' 4" (4.34m x 2.84m)

#### Bathroom

7' 3" max. x 6' 6" max. (2.21m x 1.98m)



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.