

## £292,500 Shared Ownership

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



- Guide Dual Income £76.5k 10% deposit £29.3k
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Guide Single Income £79.5k 20% deposit £58.5k
- Approx. 769 Sqft Gross Internal Area
- South/South-East-Facing Balcony
- Short Walk to Walton-on-Thames Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £390,000). A smartly-presented, second-floor flat which has a spacious reception room with wood flooring and open-plan kitchen area. Both bedrooms are good-sized doubles and the slightly larger of the two is dual aspect and includes a fitted, mirror-fronted wardrobe. There is a simple, modern bathroom and useful storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, high performance glazing and gas central heating all help to achieve a very good energy-efficiency rating. The property has a south/south-east-facing balcony and comes with the use of two allocated parking spaces. Alternatively, 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 24/08/2018).

**Share Available:** 75% (£282,500).

**Shared Ownership Rent:** £320.61 per month (subject to annual review).

**Service Charge:** £216.28 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £76,500 (based on minimum share and 10% deposit £29,250) | Single - £79,500 (based on minimum share and 20% deposit £58,500).

**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).

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

18' 2" x 15' 5" (5.54m x 4.69m)

#### Kitchen

included in reception measurement

#### Balcony

11' 2" x 4' 9" (3.40m x 1.46m)

#### Bedroom 1

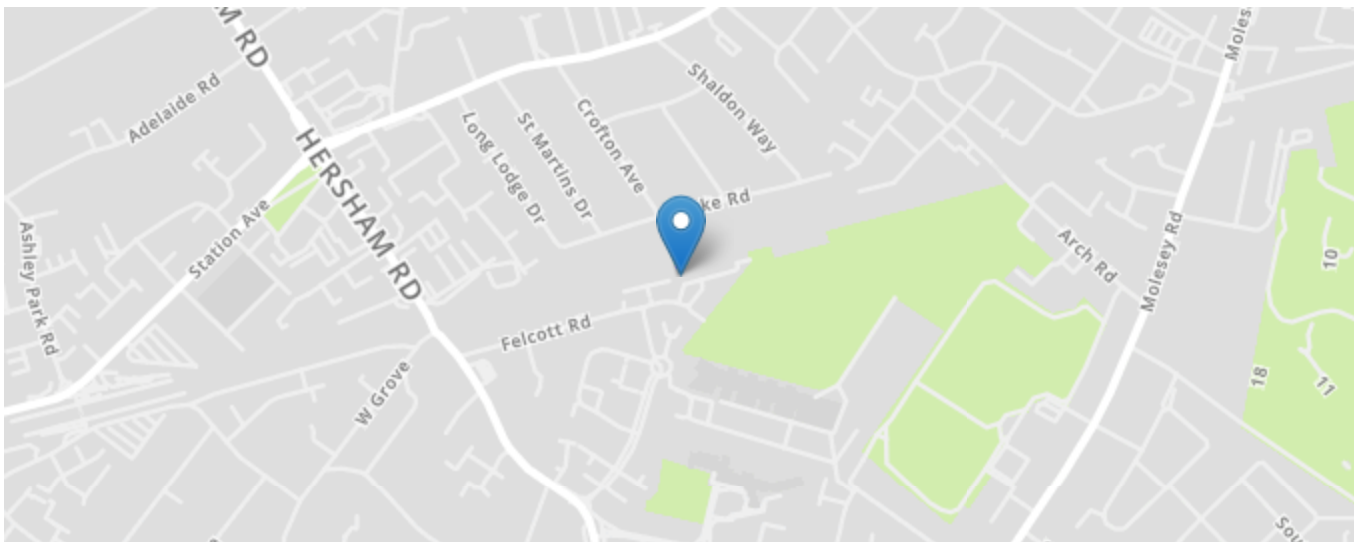
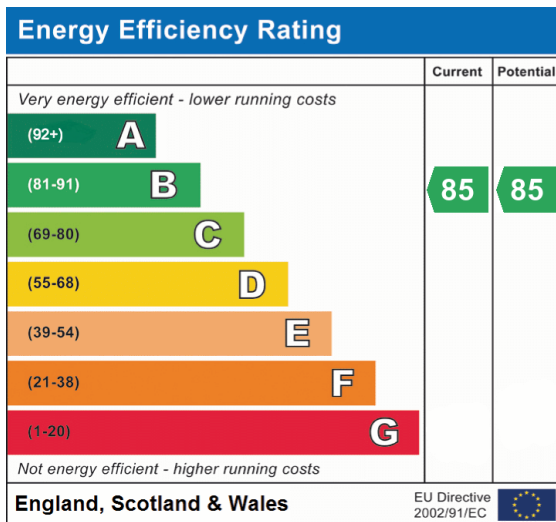
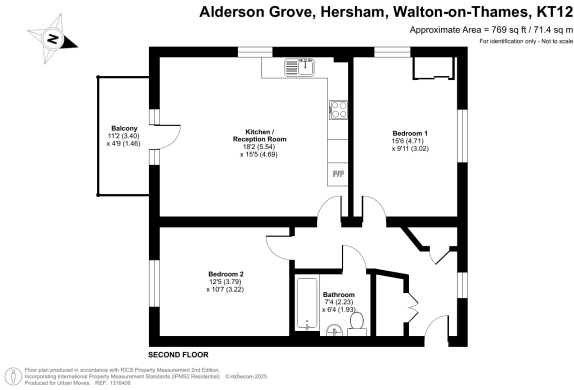
15' 6" x 9' 11" (4.71m x 3.02m)

#### Bedroom 2

12' 5" x 10' 7" (3.79m x 3.22m)

#### Bathroom

7' 4" max. x 6' 4" max. (2.24m 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.