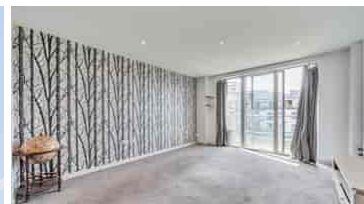


## £104,000 Shared Ownership

The Heart, Walton-on-Thames, Surrey KT12 1GA



- Guideline Minimum Deposit £10,400
- First Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Secure Underground Parking Space
- Guide Min Income Dual £45.1k | Single £51.5k
- Approx. 592 Sqft Gross Internal Area
- Balcony plus Communal Garden
- Town Centre Location

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £260,000). A generously-proportioned, one-bedroom apartment in this large residential/retail development. As the name suggests, the site is right in the centre of town and is also just a short walk from the river. The property features a twenty-six-foot, open-plan main room with attractive kitchen area and a sliding door which leads out onto the balcony. There is a spacious bedroom with built-in wardrobe, some additional storage in the hall and a simple yet stylish bathroom. The apartment comes with use of a space in the underground car park.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/12/2006).

**Minimum Share:** 40% (£104,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £486.54 per month (subject to annual review).

**Service Charge:** £354.38 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £45,100 | Single - £51,500 (based on minimum share and 10% deposit).

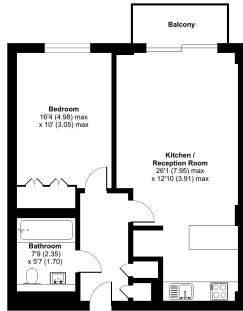
**Council Tax:** Band C, Elmbridge Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



## The Heart, Walton-on-Thames, KT12

Approximate Area = 562 sq ft / 52 sq m  
For identification only - Not to scale



FIRST FLOOR

© Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), London 2023. Produced for Urban Moves. REF: 1010001

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

26' 1" max. x 12' 10" max. (7.95m x 3.91m)

#### Balcony

#### Kitchen

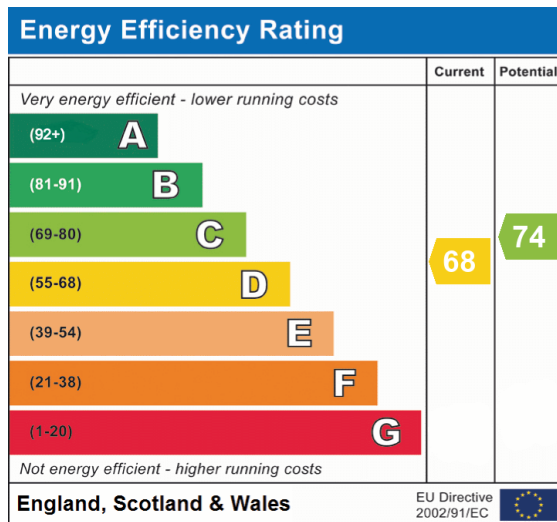
included in reception measurement

#### Bedroom

16' 4" max. x 10' 0" max. (4.98m x 3.05m)

#### Bathroom

7' 9" x 5' 7" (2.35m 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.