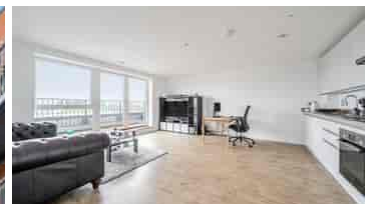


## £165,000 Shared Ownership

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



- Guideline Minimum Deposit £16,500
- Top Floor (fourth - building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £52.3k | Single £60k
- Approx. 677 Sqft Gross Internal Area
- Full Width Balcony
- Short Walk from Ashford Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £330,000). A top-floor apartment in this smart, modern development. The property has a spacious reception room with open-plan kitchen featuring stylish, handle-less units and integrated appliances. Double doors lead out onto a full-width balcony. There is a main bedroom with fitted wardrobe plus a good-sized second bedroom and an attractive bathroom. A pair of storage/utility cupboards have been provided in the entrance hall and demanding insulation standards, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Palmer Court has a well-maintained communal garden and is only a short walk from Ashford Railway Station, for services between Weybridge/Windsor & Eton Riverside and London Waterloo. The property comes with a parking space plus use of the communal cycle store.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 24/06/2021).

**Minimum Share:** 50% (£165,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £488.74 per month (subject to annual review).

**Service Charge:** £178.69 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £52,300 | Single - £60,000 (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

### FOURTH FLOOR

#### Entrance Hall

#### Reception

17' 10" x 15' 7" (5.44m x 4.75m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

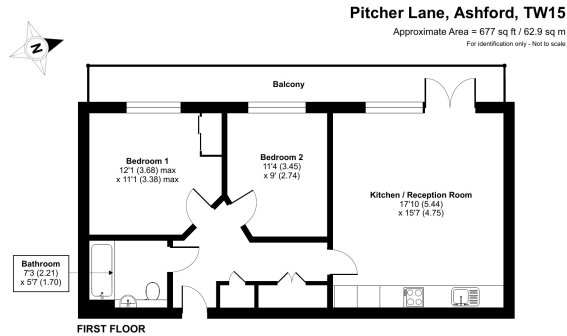
12' 1" max. x 11' 1" max. (3.68m x 3.38m)

#### Bedroom 2

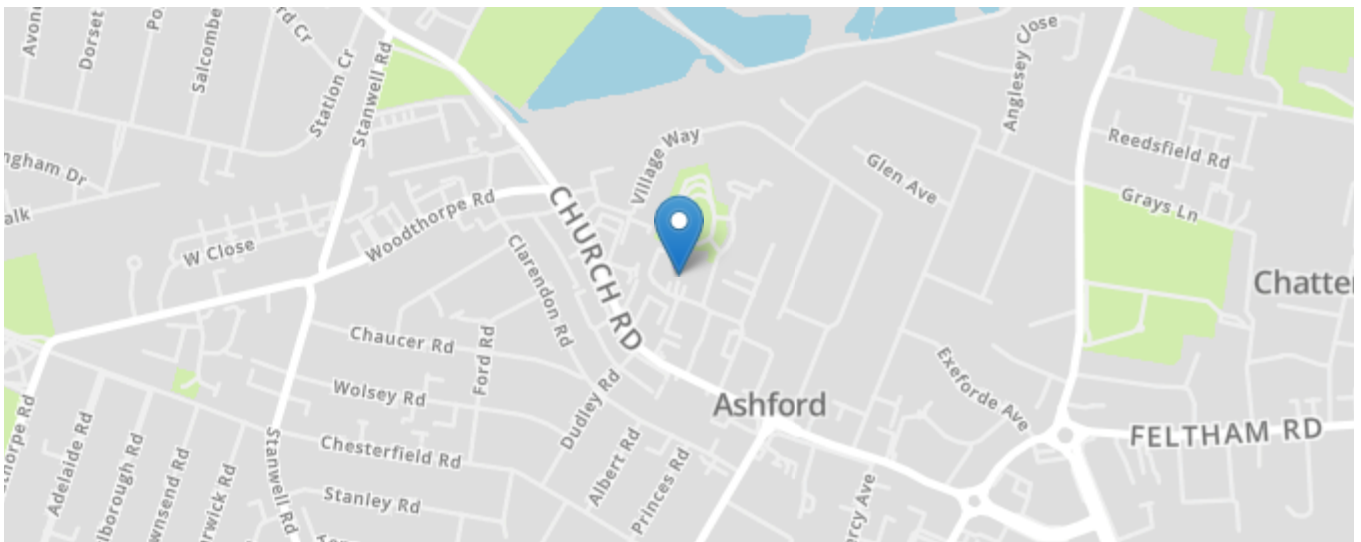
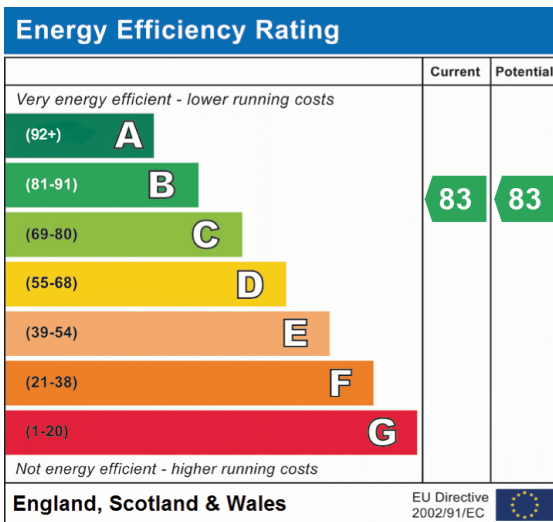
11' 4" max. x 9' 0" max. (3.45m x 2.74m)

#### Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)



① Floor plan produced in accordance with NICE Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2022. Produced by Urban Moves, 1007 100719



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.