

£101,500 Shared Ownership

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



- Guideline Minimum Deposit £10,150
- Top Floor (third, building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £44.6k | Single £50.9k
- 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 £290,000). This smartly-presented, top-floor flat features a twenty-five-foot reception room with attractive flooring, open-plan kitchen area and a door that leads out onto a south/south-east-facing balcony. There is a spacious bedroom with fitted wardrobe, a simple white-tiled bathroom and a generous amount of storage space has been provided in the hallway. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards 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% (£101,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £638.04 per month (subject to annual review).

Service Charge: £204.37 per month, including sinking fund (subject to annual review).

Guideline Minimum Income: Dual £44,600 | Single £50,900 (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

THIRD FLOOR

Entrance Hall

Reception

25' 3" max. x 12' 2" max. (7.69m x 3.71m)

Balcony

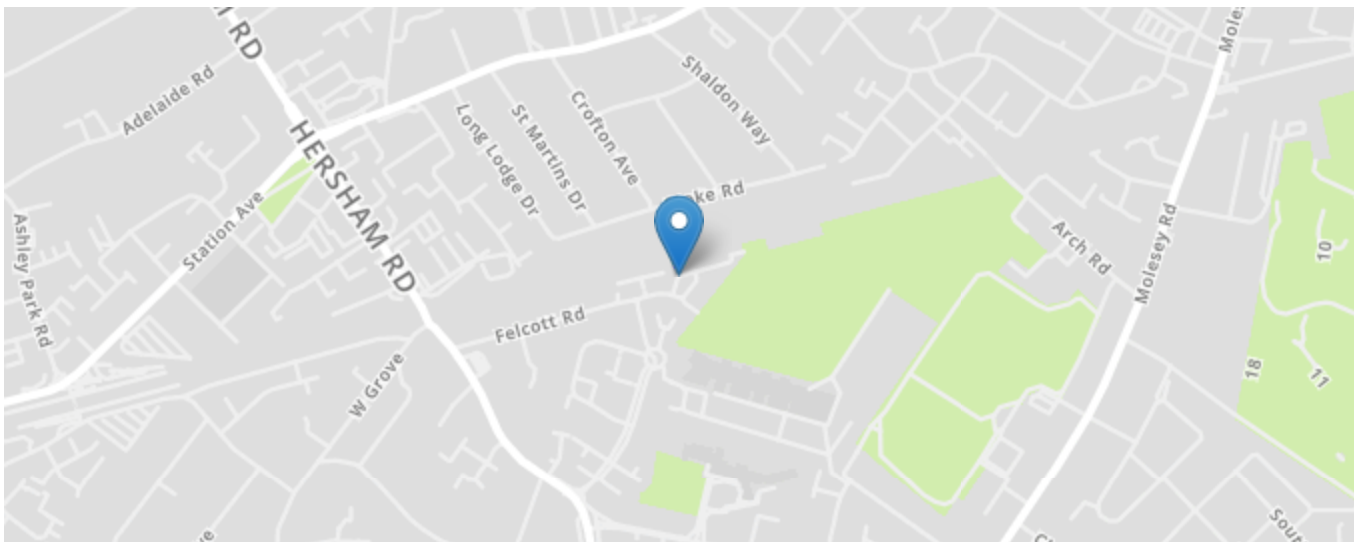
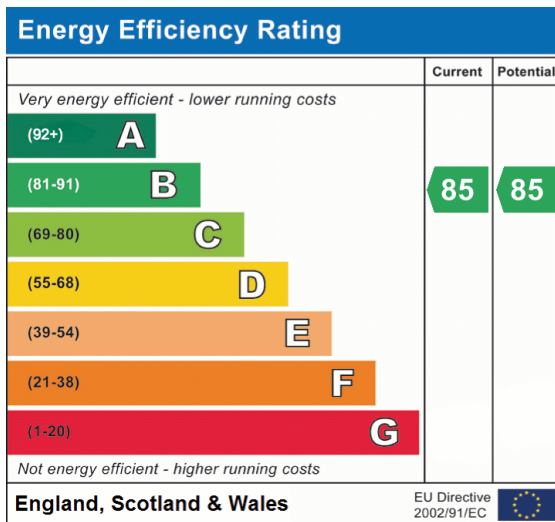
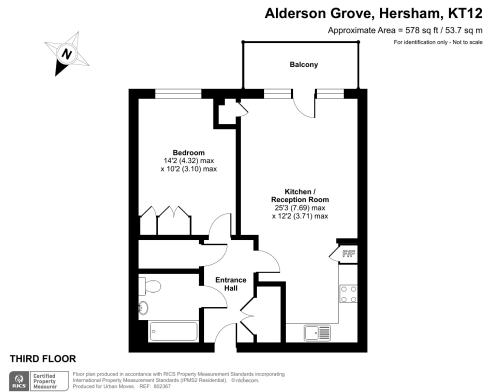
Kitchen

included in reception measurement

Bedroom

14' 2" max. x 10' 2" max. (4.32m x 3.10m)

Bathroom



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.