

£98,000 Shared Ownership

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



- Guideline Minimum Deposit £9,800
- Second Floor (building has a lift)
- Fitted Wardrobe in Bedroom
- Balcony
- Parking Space
- Guide Min Income Dual £37.5k | Single £43.8k
- Approx. 551 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Garden
- Short Walk to Ashford Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £280,000). A smartly-presented, second-floor apartment in this recently-constructed development. The property has a twenty-two-foot reception room with attractive flooring and an open-plan kitchen area featuring handle-less units and integrated appliances. A glazed door leads out onto the balcony. There is a spacious, dual-aspect bedroom with fitted wardrobe and a stylish, high-spec bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Palmer Court has a neatly-maintained communal garden, a communal cycle store and a car park which includes a space for this apartment. Alternatively, Ashford Station, for rail services between Weybridge/Windsor & Eton Riverside and London Waterloo, is less than ten minutes walk away (Google Maps estimate).

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/03/2020).

Minimum Share: 35% (£98,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £527.26 per month (subject to annual review).

Service Charge: £159.17 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,500 | Single - £43,800 (based on minimum share and 10% deposit).

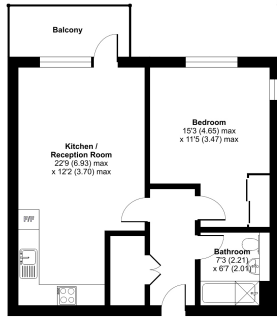
Council Tax: Band C, Spelthorne Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



Palmer Court, Pitcher Lane, Ashford, TW15

Approximate Area = 551 sq ft / 51.2 sq m
For identification only - Not to scale



SECOND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential).
Produced by Urban Moves. REF: 1287628

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

22' 9" max. x 12' 2" max. (6.93m x 3.70m)

Balcony

Kitchen

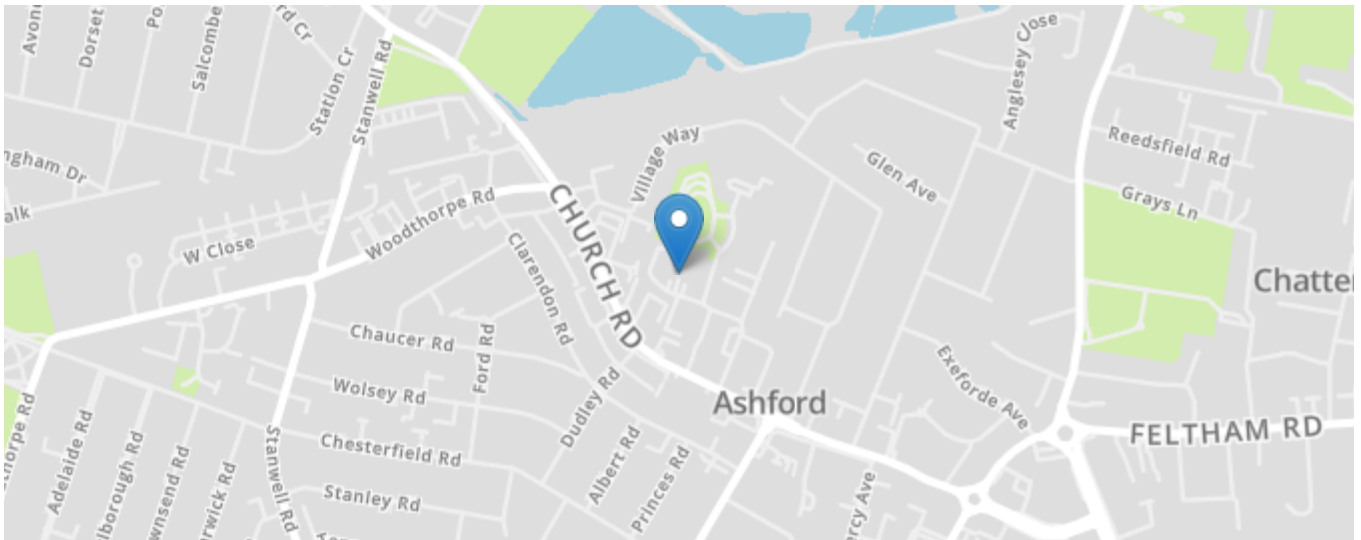
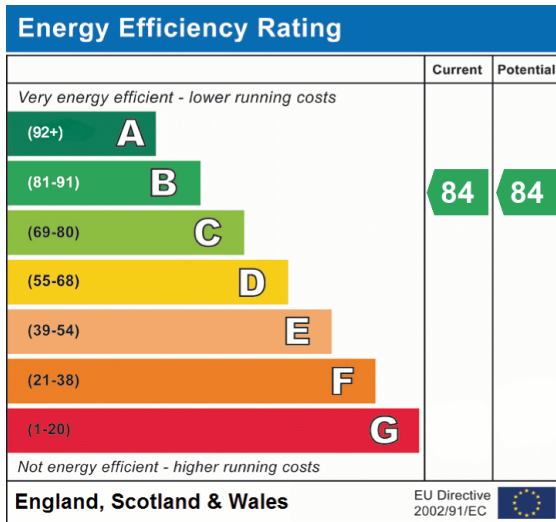
included in reception measurement

Bedroom

15' 3" max. x 11' 5" max. (4.65m x 3.47m)

Bathroom

7' 3" max. x 6' 7" max. (2.21m x 2.01m)



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.