

## £113,750 Shared Ownership

Carver House, 8 Spitfire Chase, Walton-on-Thames, Surrey KT12 1FX



- Guideline Minimum Deposit £11,375
- First Floor (building has a lift)
- High Performance Glazing
- Concierge
- Communal Courtyard / Garden
- Guide Min Income - Dual £43.2k Single £49.5k
- Approx. 549 Sqft Gross Internal Area
- South Facing Balcony
- Residents' Gym
- Underground Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £325,000). This stylishly-presented apartment is on the first floor of a recently-constructed development and has a reception room with attractive flooring, decorative wood panelling and an open-plan kitchen. Double doors lead from the living area out onto a south-west and south-east-facing corner balcony. There is a spacious bedroom with fitted wardrobe, a simple, modern bathroom and a large, built-in storage/utility cupboard has been provided in the entrance hallway. Well insulated walls and high performance glazing make for a good energy-efficiency rating. Carver House has a residents' gym, a communal courtyard/garden and is located just minutes from Walton-on-Thames Station. The property comes with use of an underground parking space and the town centre can also be reached on foot or by brief bus or bike ride.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 01/01/2020).

**Minimum Share:** 35% (£113,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £614.06 per month (subject to annual review).

**Service Charge:** £154.26 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £43,200 | Single - £49,500 (based on minimum share and 10% deposit).

**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) without prior written authorisation.

## DIMENSIONS

Spitfire Chase, Walton-on-Thames, KT12

Approximate Area = 549 sq ft / 51 sq m  
For information only - Not to scale



FIRST FLOOR

Plan plan produced in accordance with RICS Property Measurement 2nd Edition. Produced by Urban Moves. RSP: 142887

### FIRST FLOOR

#### Entrance Hall

#### Reception

20' 2" max. x 13' 2" max. (6.14m x 4.02m)

#### Kitchen

included in reception measurement

#### Balcony

12' 3" x 4' 11" (3.74m x 1.49m)

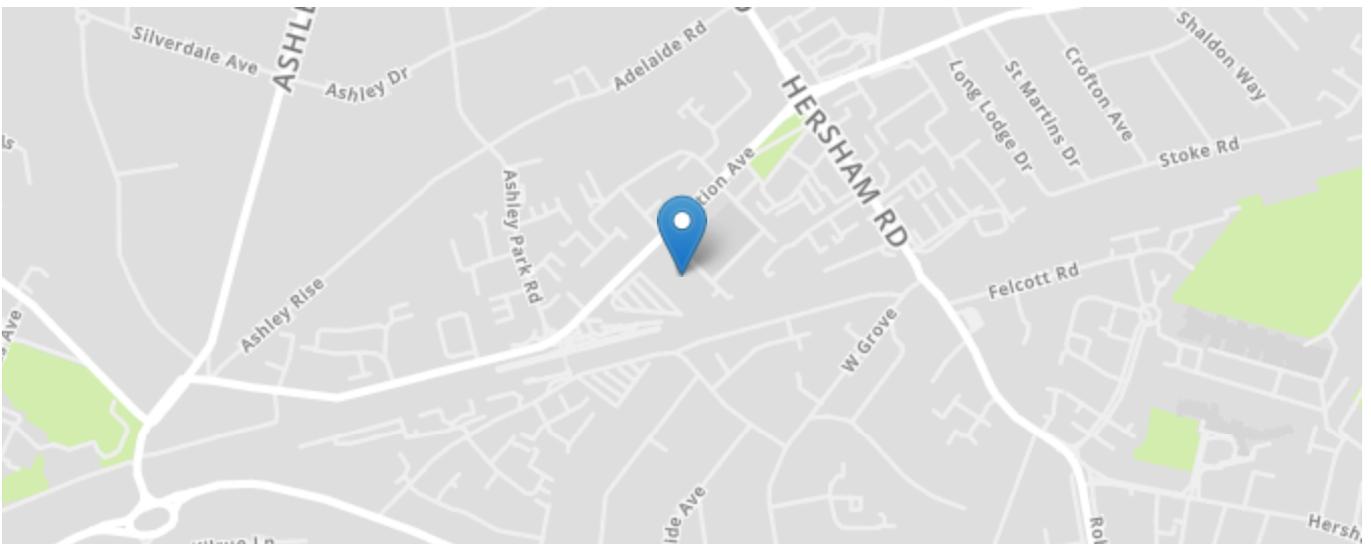
#### Bedroom

12' 8" x 11' 6" (3.86m x 3.51m)

#### Bathroom

7' 4" max. x 6' 7" max. (2.24m x 2.00m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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.