

£145,000 Shared Ownership

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



- Guideline Minimum Deposit £14,500
- Top Floor (fourth, building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Parking Space
- Guide Min Income Dual £45k | Single £51.4k
- Approx. 525 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Overlooks Communal Garden
- Short Walk to Ashford Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £290,000). An immaculately-presented, top-floor apartment in this recently-constructed development. The property has an approximately twenty-three-foot reception room with attractive flooring and an open-plan kitchen area featuring handle-less units and integrated appliances. A door leads out onto a balcony overlooking the raised communal garden and the public green beyond. There is a spacious bedroom with fitted wardrobe and a stylish, high-spec bathroom. A large storage/utility cupboard has been provided in the entrance hallway and the well insulated walls and roof, high performance glazing and communal heating/hot water system have resulted in a very good energy-efficiency rating. Palmer Court has 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: 50% (£145,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £429.69 per month (subject to annual review).

Service Charge: Currently £210.55 per month (2026/27 figure not yet available).

Guideline Minimum Income: Dual - £45,000 | Single - £51,400 (based on minimum share and 10% deposit).

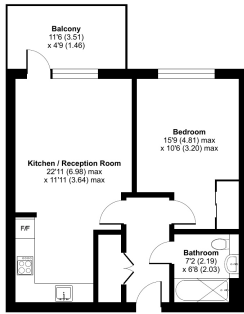
Council Tax: Band C, Spelthorne Borough Council. Priority is given to applicants living and/or working in this local authority.

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).

DIMENSIONS



Pitcher Lane, Ashford, TW15
Approximate Area = 525 sq ft / 48.7 sq m
For identification only - Not to scale



FOURTH FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF: 1031427

FOURTH FLOOR

Entrance Hallway

Reception

22' 11" max. x 11' 11" max. (6.98m x 3.64m)

Kitchen

included in reception measurement

Balcony

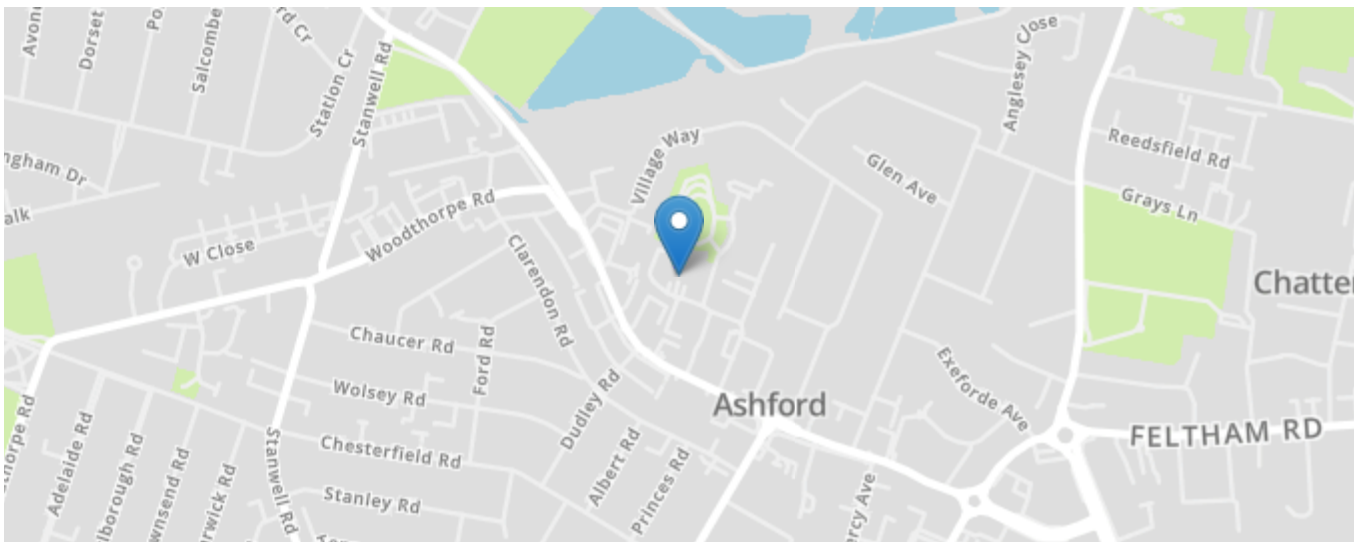
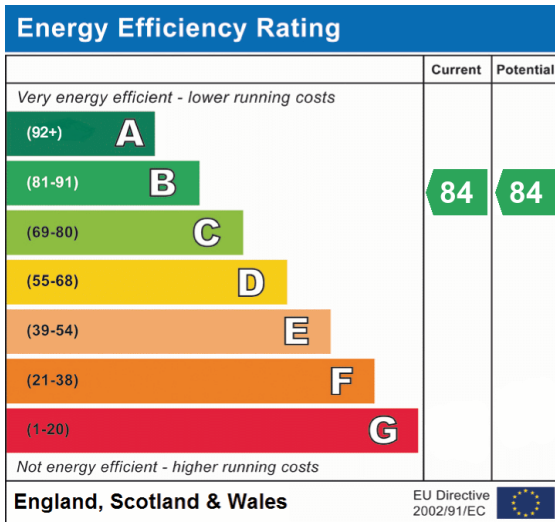
11' 6" x 4' 9" (3.51m x 1.46m)

Bedroom

15' 9" max. x 10' 6" max. (4.81m x 3.20m)

Bathroom

7' 2" max. x 6' 8" max. (2.18m x 2.03m)



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.