

£122,500 Shared Ownership

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



- Guideline Minimum Deposit £12,250
- Ground Floor
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- Parking Space
- Guide Min Income Dual £58k | Single £66.8k
- Approx. 769 Sqft Gross Internal Area
- Open-Plan Kitchen
- Very Good Energy Efficiency Rating
- Short Walk to Walton-on-Thames Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £350,000). A smartly-presented, ground-floor flat which has a dual-aspect (S/SE and W/SW facing) reception room with attractive flooring and a spacious open-plan kitchen area. There is a main bedroom, with fitted, mirror-fronted wardrobe, plus a good-sized second double bedroom and a simple yet stylish bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and the well insulated walls and floor, high performance glazing and modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with use of a 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% (£122,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £853.61 per month (subject to annual review).

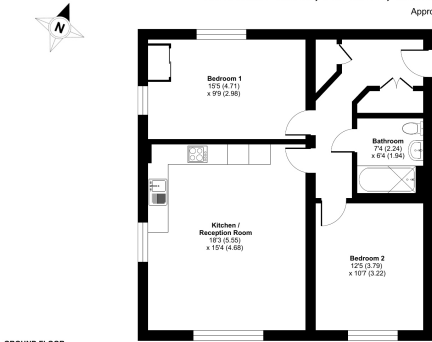
Service Charge: £238.33 per month (subject to annual review).

Guideline Minimum Income: Dual - £58,000 | Single - £66,800 (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).

Alderson Grove, Hershham, Walton-on-Thames, KT12
Approximate Area = 769 sq ft / 71.4 sq m
For identification only - Not to scale



GROUND FLOOR
Plan data provided in accordance with RICS Property Measurement 2nd Edition, Promoting International Property Measurement Standards (IPMS2 Residential). © Urbanmoves 2020. Produced for Urban Moves. 2021 144273

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

18' 3" x 15' 4" (5.55m x 4.68m)

Kitchen

included in reception measurement

Bedroom 1

15' 5" x 9' 9" (4.71m x 2.98m)

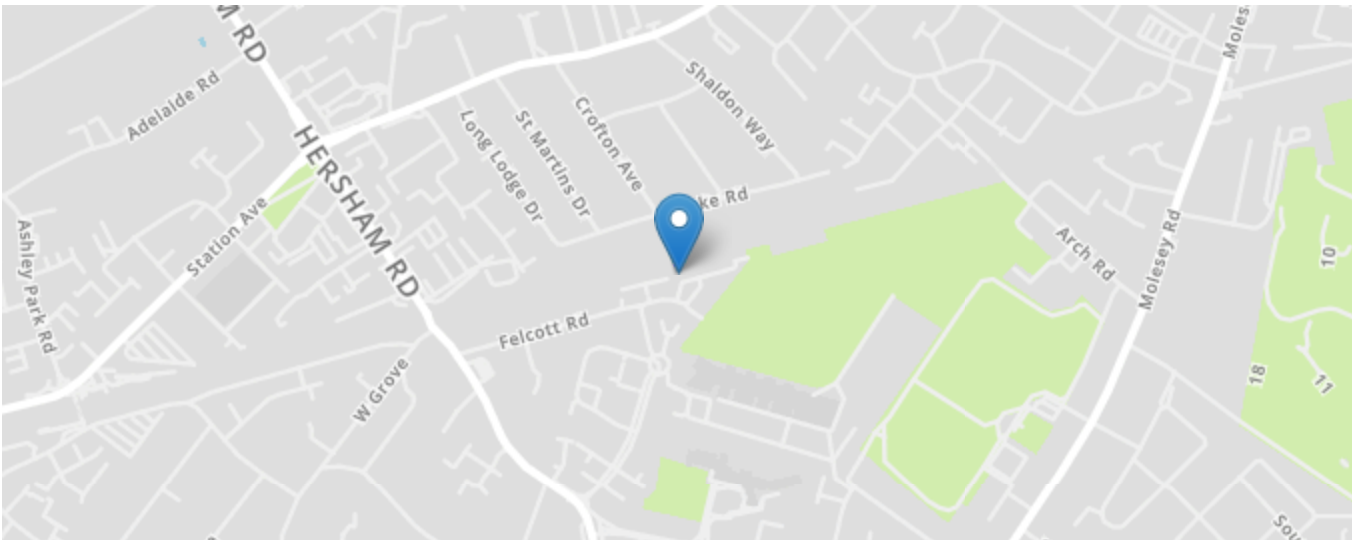
Bathroom

7' 4" max. x 6' 4" max. (2.24m x 1.94m)

Bedroom 2

12' 5" x 10' 7" (3.79m x 3.22m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.