

£120,000 Shared Ownership

Bell Farm Way, Hersham, Walton-on-Thames, Surrey KT12 5EE



- Guideline Minimum Deposit £12,000
- Top (Third) Floor
- Triple-Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £42.7k | Single £48.9k
- Approx. 546 Sqft Gross Internal Area
- Naturally-Lit Bathroom
- Balcony
- Short Walk from Walton-on-Thames Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £300,000). A spacious, one-bedroom flat on the top (third) floor of a recently-built development. The property has a dual-aspect living area with a door that leads out onto the balcony. The attractive open-plan kitchen features an additional window. The bedroom is a comfortable double and includes a fitted wardrobe. There is a hallway storage/utility cupboard and a simple yet stylish and naturally-lit bathroom. 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 flat comes with use of a parking space and is also just a short walk, or very brief bike ride, from Walton-on-Thames Station which offers rail services to a number of destinations including frequent trains in to London Waterloo.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2021).

Minimum Share: 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £523.24 per month (subject to annual review).

Service Charge: £197.11 per month (subject to annual review).

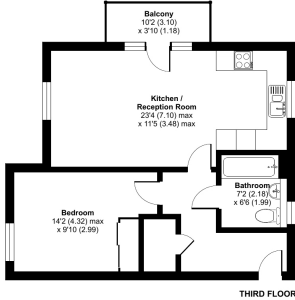
Guideline Minimum Income: Dual - £42,700 | Single - £48,900 (based on minimum share and 10% deposit).

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).

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Approximate Area = 546 sq ft / 50.7 sq m
For identification only - Not to scale



THIRD FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2020. Produced for Urban Moves. REF: 1483165

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

23' 4" max. x 11' 5" max. (7.10m x 3.48m)

Kitchen

included in reception measurement

Balcony

10' 2" x 3' 10" (3.10m x 1.18m)

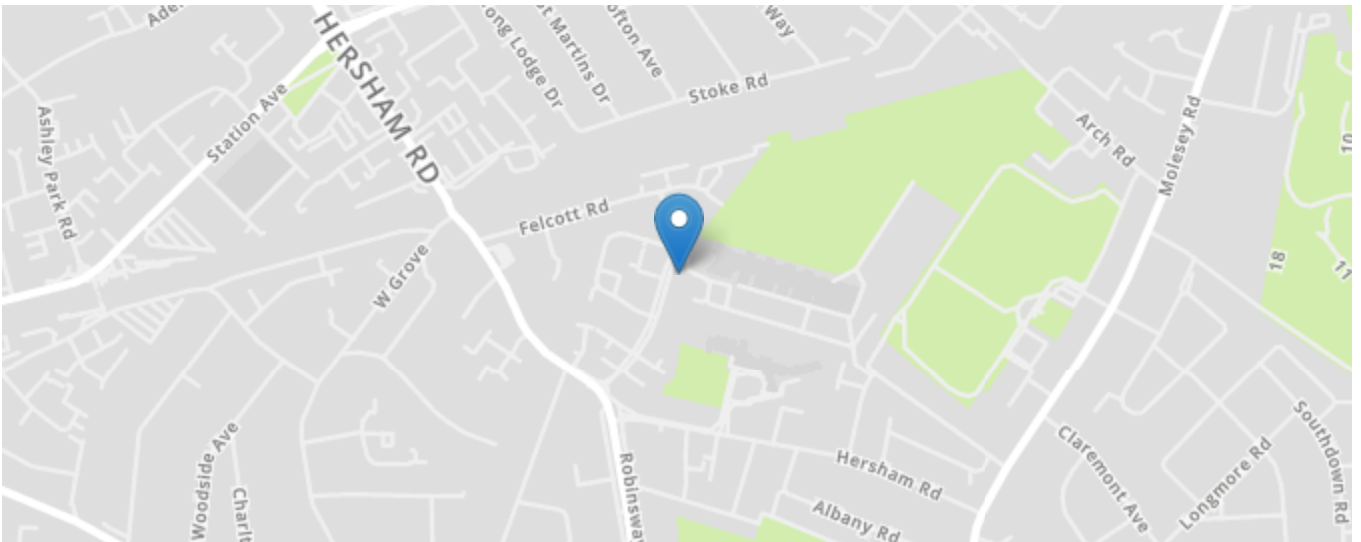
Bedroom

14' 2" max. x 9' 10" max. (4.32m x 2.99m)

Bathroom

7' 2" max. x 6' 6" max. (2.18m x 1.98m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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.