

## £133,000 Shared Ownership

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



- Guideline Minimum Deposit £13,300
- Second Floor (building has a lift)
- High Performance Glazing
- Two Parking Spaces
- Guide Min Income - Dual £59.9k Single £67.4k
- Approx. 769 Sqft Gross Internal Area
- South/South-East-Facing Balcony
- Short Walk from Walton-on-Thames Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £380,000). This smartly-presented flat is on the second floor, which is the top floor in that part of the building. Features include a large reception room with sleek, open-plan kitchen and a door that leads out onto the south/south-east-facing balcony. There is a generously-sized main bedroom, with fitted, mirror-fronted wardrobe, plus a second comfortable double bedroom, a simple, modern bathroom and useful storage/utility cupboards in the entrance hallway. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with the use of two parking spaces 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 2018).

**Minimum Share:** 35% (£133,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £807.72 per month (subject to annual review).

**Service Charge:** £204.06 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £59,900 | Single - £67,400 (based on minimum share and 10% deposit).

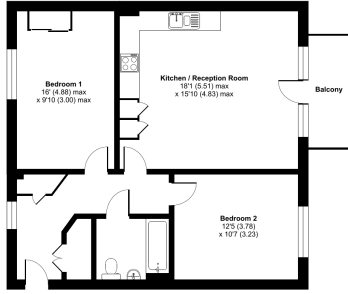
**Council Tax:** Band D, Elmbridge Borough Council. Priority is given to applicants living and/or working in this local authority.

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



SECOND FLOOR

RICS Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves 2024. Produced by Urban Moves. REF: 1046225

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

18' 1" x 15' 10" (5.51m x 4.83m)

#### Balcony

#### Kitchen

included in reception measurement

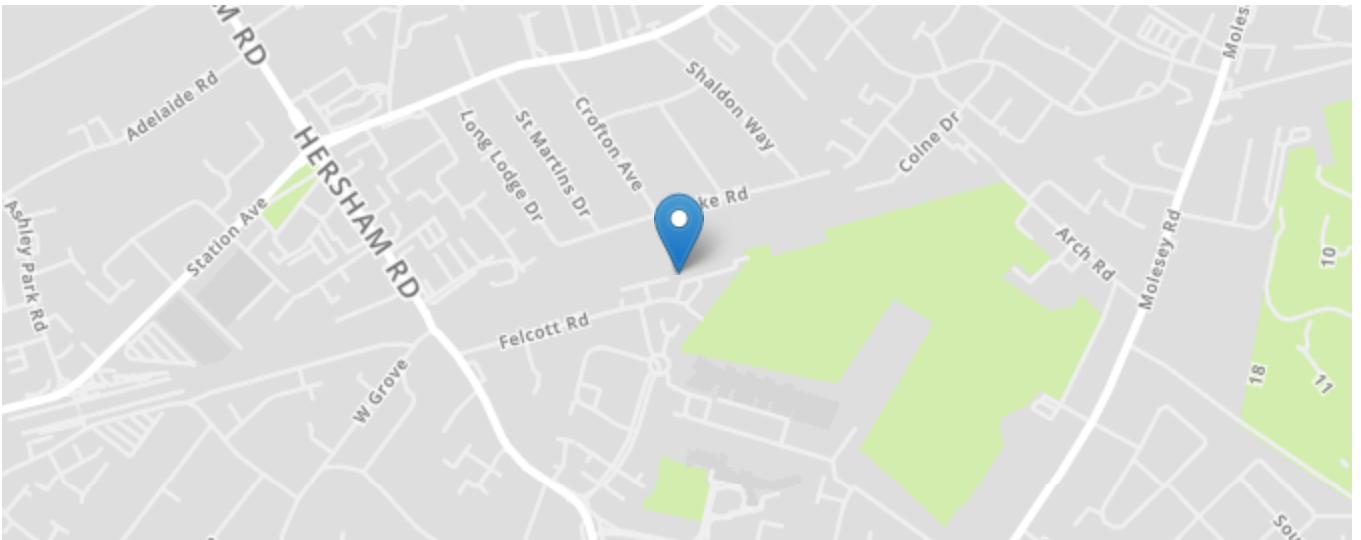
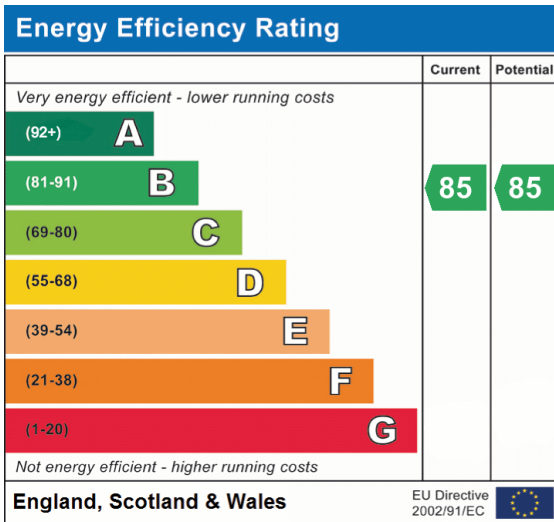
#### Bedroom 1

16' 0" x 9' 10" (4.88m x 3.00m)

#### Bedroom 2

12' 5" x 10' 7" (3.78m x 3.23m)

#### Bathroom



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.