

## £124,000 Shared Ownership

Swansmere Close, Walton-on-Thames, Surrey KT12 3FD



- Guideline Minimum Deposit £12,400
- Ground Floor
- Open Plan Kitchen/Reception Room
- Parking
- Guide Min Income - Dual £47.8k Single £51.8k
- Approx. 730 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Walking Distance to Hershams Railway Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £310,000). A smartly-presented flat on the ground floor of this modern development. The property features a twenty-foot, dual-aspect reception room with open-plan kitchen area. The bedrooms are both good-sized doubles and one benefits from a fitted wardrobe. There is a built-in storage/utility cupboard in the entrance hallway and a bathroom with decorative mosaic tiles. Well insulated walls, double glazed windows and gas central heating make for a good energy-efficiency rating. The flat comes with use of a parking space and is also within comfortable walking distance or brief bus/bike ride of Hershams Station, for rail services between Woking and London Waterloo. The shops, restaurants and other amenities of Walton-on-Thames town centre are also within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 2011).

**Minimum Share:** 40% (£124,000). The housing association will expect that you will purchase the largest share affordable.

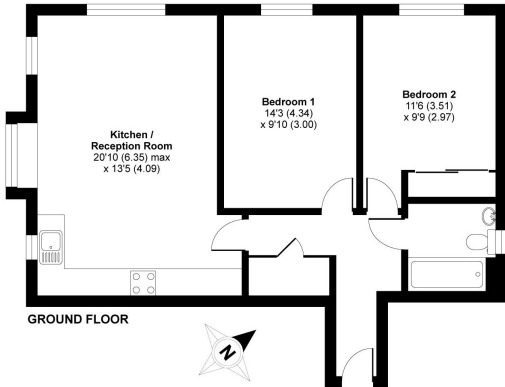
**Shared Ownership Rent:** £500.35 per month (subject to annual review).

**Service Charge:** £230.64 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £47,800 | Single - £51,800 (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).



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

20' 10" max. x 13' 5" (6.35m x 4.09m)

#### Kitchen

included in reception measurement

#### Bedroom 1

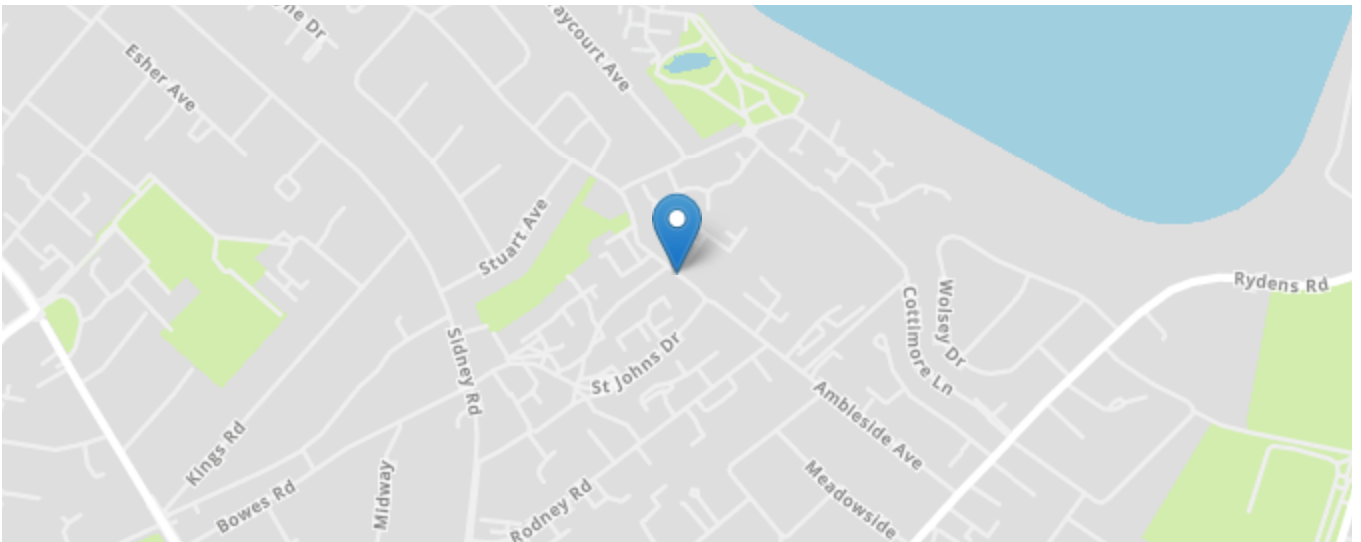
14' 3" x 9' 10" (4.34m x 3.00m)

#### Bedroom 2

11' 6" x 9' 9" (3.51m x 2.97m)

#### Bathroom

| 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> | 80                      | 80        |
| (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.