

## £108,000 Shared Ownership

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



- Guideline Minimum Deposit £10,800
- Third Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Two Parking Spaces
- Guide Min Income Dual £50.5k | Single £57.9k
- Approx. 847 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Ashford Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £360,000). A smartly-presented apartment on the third floor of this recently-constructed development. The property has a large reception room with attractive flooring and an open-plan kitchen area featuring handle-less units and integrated appliances. A door leads out onto an east/south-east-facing balcony. There is a main bedroom with fitted wardrobe and en-suite shower room plus a second, good-sized, double bedroom and a simple yet stylish bathroom. A large utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy efficiency rating. Palmer Court has a raised communal garden overlooking a public green. There is a communal cycle store and Ashford Station, for rail services between Weybridge / Windsor & Eton Riverside and London Waterloo, is only a short walk away. Ofsted list five primary schools within a mile radius, all rated either 'Good' or 'Outstanding'. This particular apartment comes with the use of two parking spaces - one outside and one in the underground car park.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/03/2020).

**Minimum Share:** 30% (£108,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £688.92 per month (subject to annual review).

**Service Charge:** £264.13 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £50,500 | Single - £57,900 (based on minimum share and 10% deposit).

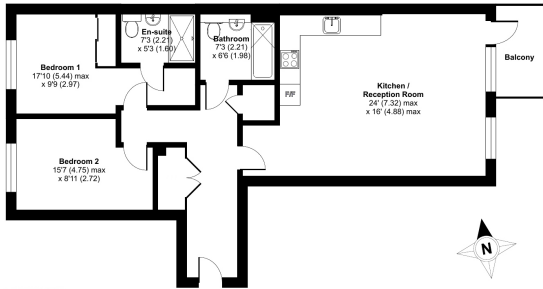
**Council Tax:** Band D, Spelthorne Borough Council. Priority is given to applicants living and/or working in this local authority.

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).

**Palmer Court, Pitcher Lane, Ashford, TW15**

Approximate Area = 847 sq ft / 78.7 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © redcom 2020. Produced for Urban Moves. REF: 1388860

**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 86                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (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 |           |

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception

24' 0" max. x 16' 0" max. (7.32m x 4.88m)

#### Balcony

#### Kitchen

included in reception measurement

#### Bathroom

7' 3" max. x 6' 6" max. (2.21m x 1.98m)

#### Bedroom 1

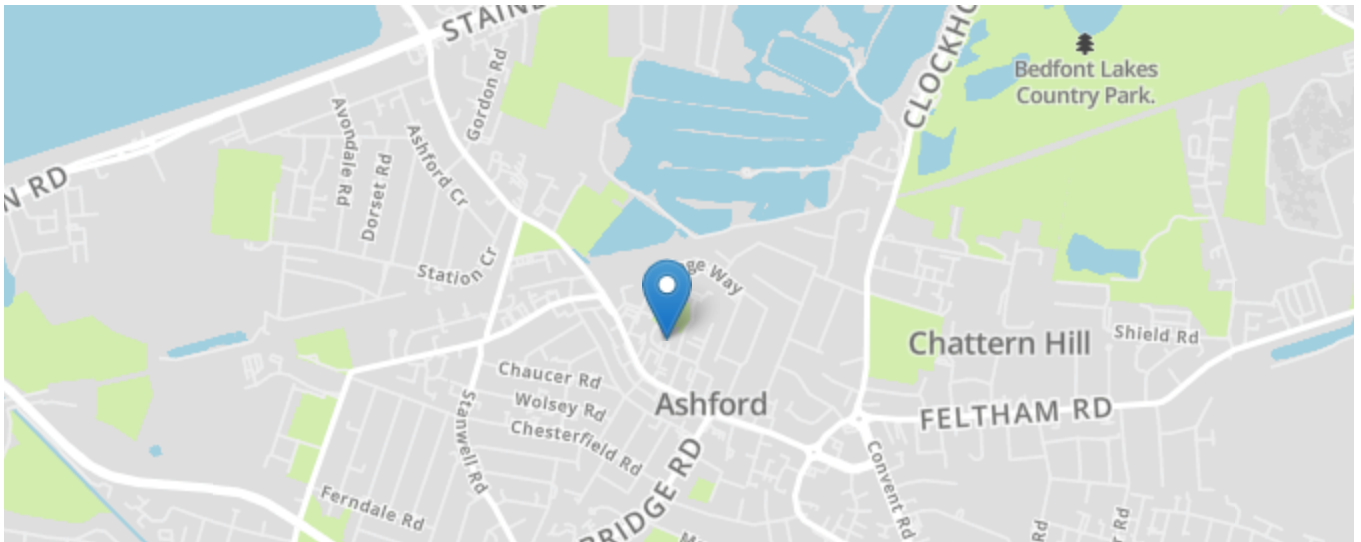
17' 10" max. x 9' 9" max. (5.44m x 2.97m)

#### En-Suite Shower Room

7' 3" x 5' 3" (2.21m x 1.60m)

#### Bedroom 2

15' 7" max. x 8' 11" max. (4.75m x 2.72m)



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.