

## £113,000 Shared Ownership

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



- Guideline Minimum Deposit £11,300
- First Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Secure Underground Parking Space
- Guide Min Income Dual £39.3k | Single £45.5k
- Approx. 578 Sqft Gross Internal Area
- Balcony Overlooking Communal Garden
- Short Walk from Ashford Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £282,500). This beautifully-presented apartment is on the first floor and has a reception room with a large window and a balcony, both of which overlook the neatly-maintained communal garden. The open-plan kitchen area features stylish, handle-less units and integrated appliances. There is a spacious bedroom with fitted wardrobe, an attractive, high-spec bathroom and a large storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Palmer Court has a communal cycle store and an underground car park which includes a space for this apartment. Alternatively, Ashford Station, for rail services between Weybridge/Windsor & Eton Riverside and London Waterloo, is less than ten minutes walk away (Google Maps).

**Housing Association:** A2Dominion.

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

**Minimum Share:** 40% (£113,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £482.34 per month (subject to annual review).

**Service Charge:** £160.42 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £39,300 | Single - £45,500 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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).

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

18' 10" max. x 16' 4" max. (5.74m x 4.98m)

#### Kitchen

included in reception measurement

#### Balcony

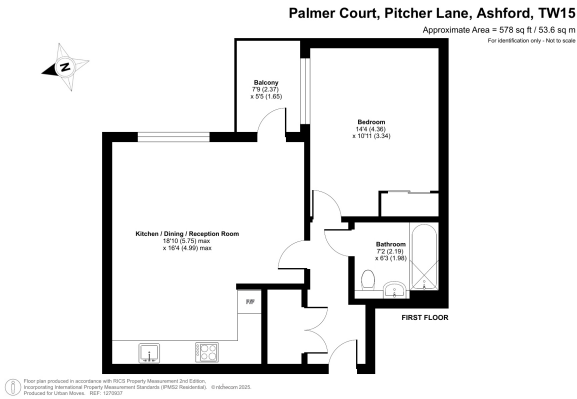
7' 9" x 5' 5" (2.36m x 1.65m)

#### Bedroom

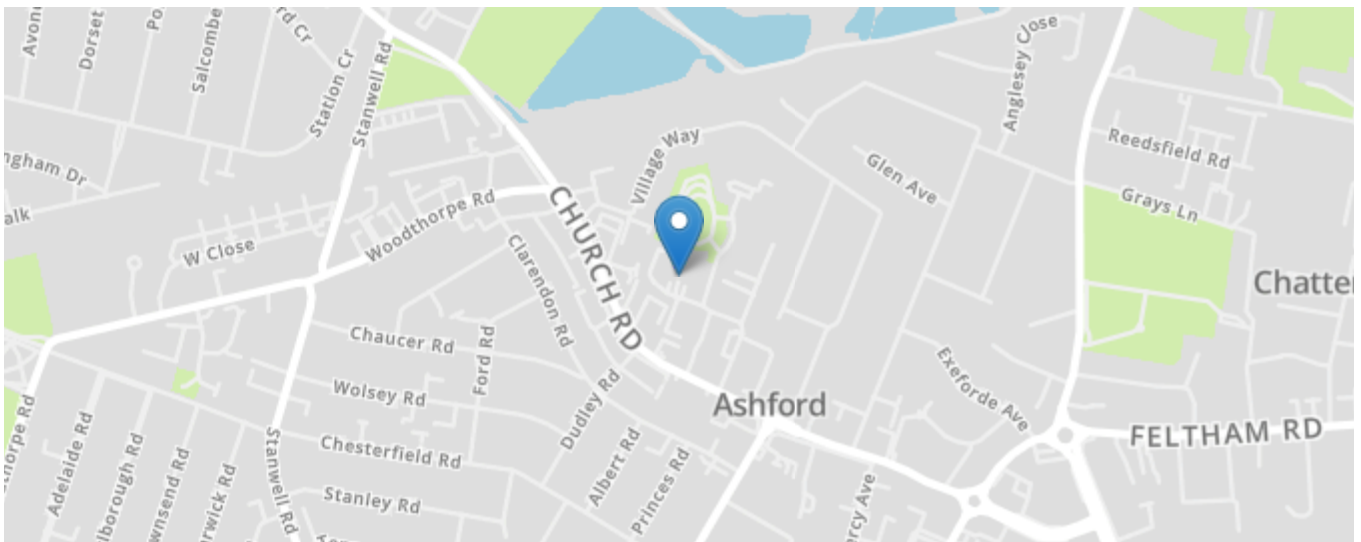
14' 4" x 10' 11" (4.37m x 3.33m)

#### Bathroom

7' 2" max. x 6' 3" max. (2.18m x 1.91m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
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.