

## £123,000 Shared Ownership

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



- Guideline Minimum Deposit £12,300
- Top Floor (fourth, building has a lift)
- Spacious, Dual-Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Guide Min Income Dual £57k | Single £65.5k
- Approx. 1070 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Wrap-Around Terrace
- Short Walk from Ashford Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £410,000). A rare chance to buy such a spacious shared-ownership apartment. The property is on the fourth (top) floor of this recently-constructed development and has a thirty-two-foot, dual-aspect reception room with open-plan kitchen area. Patio doors open onto an extensive, wrap-around roof terrace. There is a large main bedroom with fitted wardrobe and en-suite shower room plus a generously-sized second bedroom which, like the reception, features windows on two sides. The bathroom is attractive and modern with large-format, marble-style tiles. A built-in storage/utility cupboard has been provided in the entrance hall and well insulated walls and roof, high performance glazing and a communal heating/hot water system make for 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 bays - one in the underground car park and one outside with extra loading space for wheelchair/pushchair access.

**Housing Association:** A2Domion.

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

**Minimum Share:** 30% (£123,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £747.05 per month (subject to annual review).

**Service Charge:** £281.19 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £57,000 | Single - £65,500 (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).

## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hall

#### Reception

32' 4" max. x 14' 5" (9.85m x 4.40m)

#### Kitchen

included in reception measurement

#### Bedroom 1

20' 7" x 10' 2" (6.28m x 3.10m)

#### En-Suite Shower Room

7' 3" max. x 4' 11" max. (2.20m x 1.50m)

#### Bedroom 2

18' 0" max. x 10' 2" (5.49m x 3.10m)

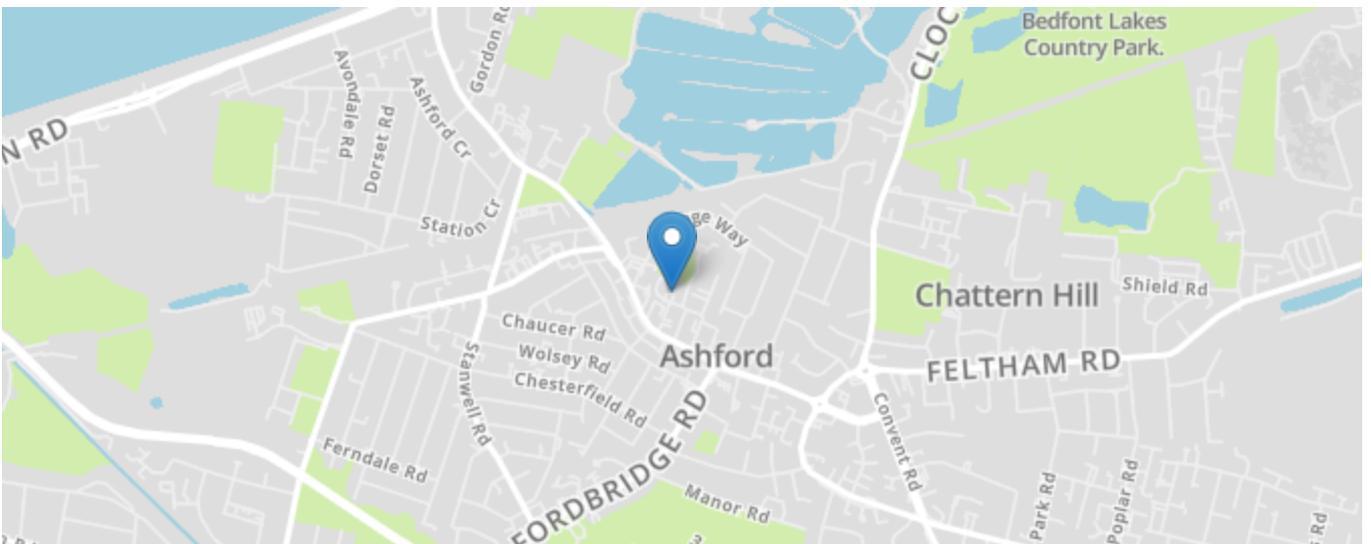
#### Bathroom

7' 3" max. x 7' 2" max. (2.21m x 2.19m)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(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	



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.