



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

£140,000

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Shared Ownership 40% share! This very well proportioned ground-floor apartment offers contemporary living with thoughtful design and quality finishes throughout. Upon entering, you're welcomed by a spacious entrance hall complete with a large storage and utility cupboard. The impressive 23-foot reception room seamlessly incorporates a sleek, open-plan kitchen featuring handle-less cabinetry and integrated appliances. Natural light floods the space, and a glazed door opens onto a raised, east/south-east-facing balcony that sits above street level, providing a private and elevated outlook. On lease of 119 years.

The apartment includes a generous main bedroom with a fitted wardrobe and a stylish en-suite shower room, as well as a second well-sized double bedroom and a luxurious main bathroom. Designed to high energy-efficiency standards, the property benefits from excellent insulation, high-performance glazing, and a communal heating and hot water system. Residents of Palmer Court enjoy access to a well-maintained communal garden, a dedicated parking space, and a shared cycle store. Ideally located just a short walk from Ashford Railway Station, the apartment offers convenient connections to Weybridge, Windsor & Eton Riverside, and London Waterloo.

Housing Association: A2Dominion.

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

Minimum Share: 40% (£140,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £557.28 per month (subject to annual review).

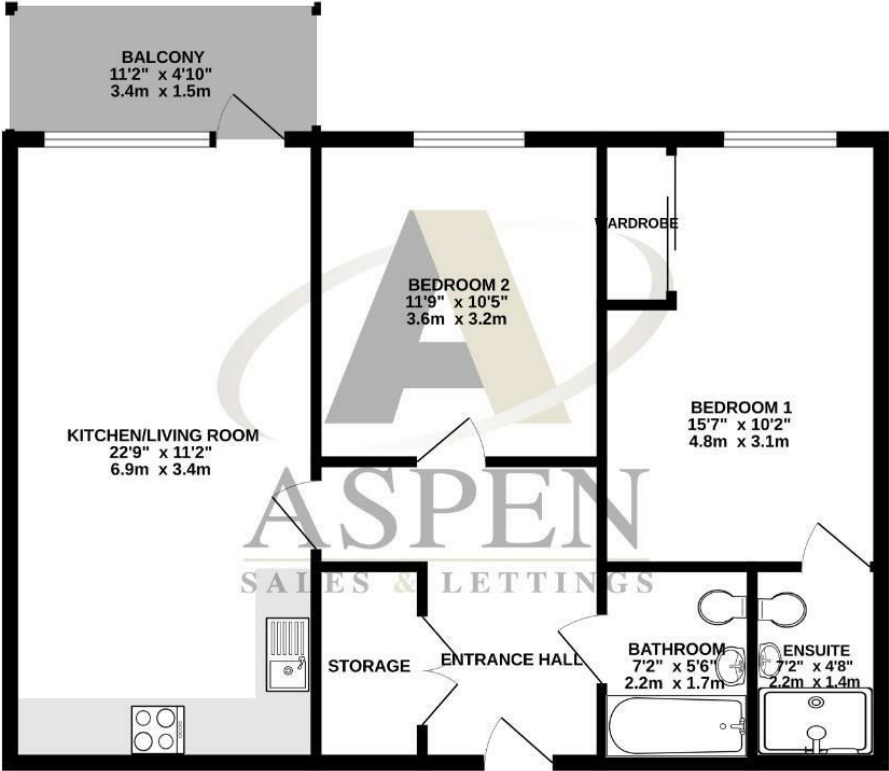
Service Charge: £261.53 per month (subject to annual review).

Guideline Minimum Income: Dual - £52,500 | Single - £60,300 (based on minimum share and 10% deposit).



Floor Plan

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Features

- Spacious ground-floor apartment with contemporary design and high-quality finishes
- Generous entrance hall with large storage and utility cupboard
- Expansive 23-foot reception room with open-plan kitchen and integrated appliances
- Sleek, handle-less kitchen units offering a modern, streamlined look
- Glazed door leads to a raised east/south-east-facing balcony, elevated above street level
- Prime location near Ashford Railway Station, with parking space and cycle store
- Long 119 year lease
- Excellent energy efficiency with high-performance glazing and communal heating/hot water system

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Tenure - Leasehold Council Tax Band - D

