



118 5 Pitcher Lane, Ashford, TW15 2DZ

£140,000

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Shared Ownership 50%! This immaculately presented second 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 22-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, providing a private and elevated outlook. Long lease of 118 years.

The apartment includes a generous main bedroom with a fitted wardrobe 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 undercover 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: 50% (£140,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £433.28 per month (subject to annual review).

Service Charge: £130.64 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
521 sq.ft. (48.4 sq.m.) approx.



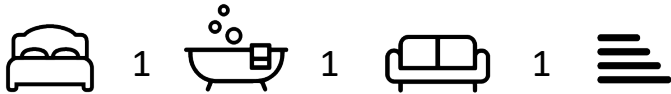
TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

- Immaculately presented second floor apartment in a modern and highly sought-after development
- Stylish handle-less kitchen units with integrated appliances
- Large entrance hall with generous storage and utility cupboard
- Luxury bathroom finished to a high specification
- Undercover allocated parking space and communal cycle store
- Spacious 22ft open-plan living/dining room with contemporary fitted kitchen
- Private east/south-east facing balcony enjoying an elevated outlook
- Double bedroom with fitted wardrobe
- Long lease with approximately 118 years remaining
- Walking distance to Ashford Railway Station

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Tenure - Leasehold Council Tax Band - C

