

## £140,000 Shared Ownership

Panta House, 4 Old Barn Lane, Kenley, Surrey CR8 5FJ



- Guideline Minimum Deposit £14,000
- Top Floor (third, building has a lift)
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £50.7k Single £58.1k
- Approx. 743 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Short Walk to Whyteleafe/Upper Warlingham

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £350,000). This smartly-presented apartment is on the top floor and has a reception room with attractive flooring and a west/south-west-facing balcony. The sleek kitchen is semi-open-plan featuring handle-less units and integrated appliances. There is a main bedroom with en-suite shower room plus a similar-sized second bedroom and a high-spec bathroom. Well insulated walls and roof, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The apartment comes with use of a parking space and access to the communal roof terrace. Whyteleafe Station (for services between Caterham and London Bridge) and Upper Warlingham (East Grinstead and Victoria/London Bridge) are both just a short walk away. Kenley Common and Hawkhurst Wood are also close by.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2019).

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

**Shared Ownership Rent:** £650.66 per month (subject to annual review).

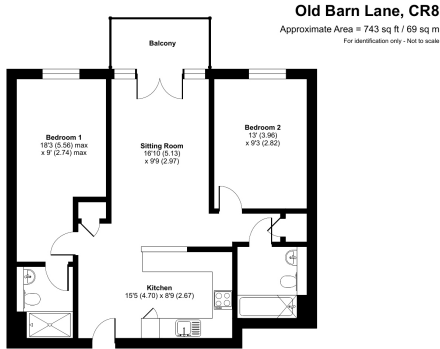
**Service Charge:** £121.91 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £50,700 | Single - £58,100 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Tandridge District 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).



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 108874.

## DIMENSIONS

### THIRD FLOOR

#### Kitchen

15' 5" x 8' 9" (4.70m x 2.67m)

#### Sitting Room

16' 10" x 9' 9" (5.13m x 2.97m)

#### Bedroom 1

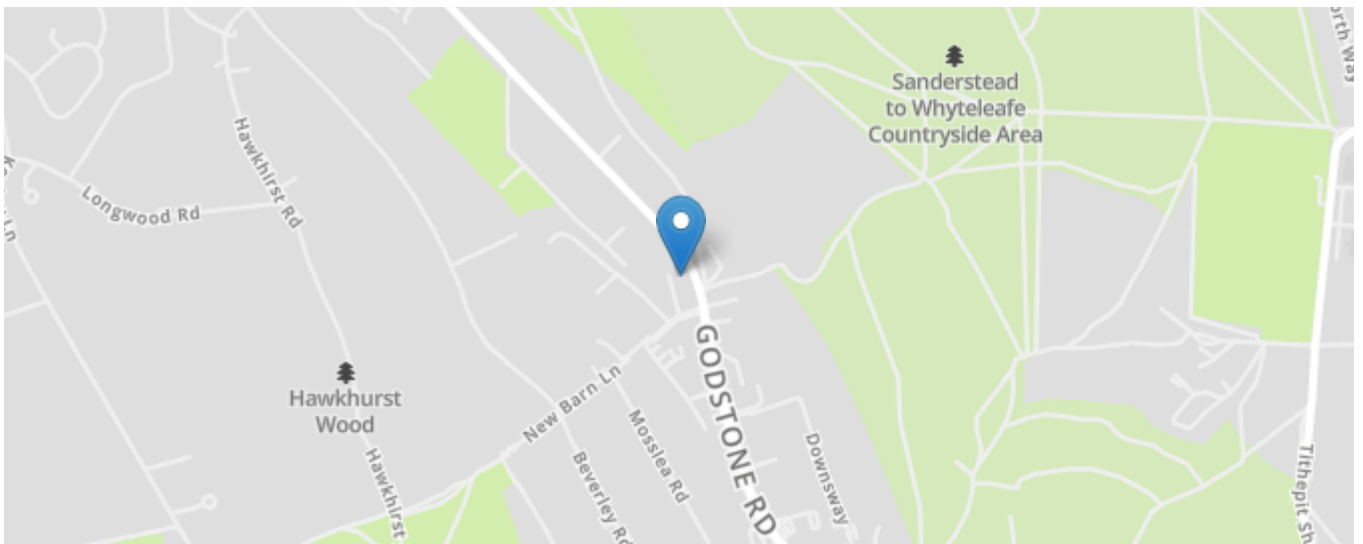
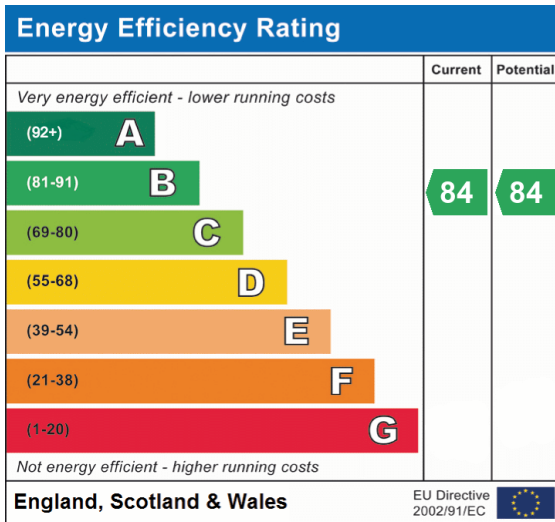
18' 3" max. x 9' 0" max. (5.56m x 2.74m)

#### En-Suite Shower Room

#### Bedroom 2

13' 0" x 9' 3" (3.96m x 2.82m)

#### Bathroom



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.