

## £112,000 Shared Ownership

Viceroy House, 6 Old Barn Lane, Kenley, Surrey CR8 5FL



- Guideline Minimum Deposit £11,200
- Ground Floor with Patio
- High Performance Glazing
- Parking Space
- Guideline Income £36.7k (dual) | £43k (single)
- Approx. 523 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen/Reception Room
- Short Walk to Whyteleafe/Upper Warlingham

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £280,000). A good-sized, one-bedroom apartment on the ground floor of this recently-constructed building. The property has a full-length main room with the sleek kitchen semi-open-plan to the living room. Features include stylish, handle-less units, integrated appliances, wide-board flooring and double doors that lead out to a pleasant, hedge-bordered patio. There is a spacious bedroom and a high-spec bathroom. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The apartment comes with use of a parking space and is also just a short walk from both Whyteleafe (for services between Caterham and London Bridge) and Upper Warlingham (East Grinstead/Victoria) Railway Stations. Kenley Common and Hawkurst Woods are close by.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 25/06/2019).

**Minimum Share:** 40% (£112,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £492.17 per month (subject to annual review).

**Service Charge:** £92.93 per month (subject to annual review).

**Ground Rent:** £100.00 for the year.

**Guideline Minimum Income:** Dual - £36,700 | Single - £43,000 (based on minimum share and 10% deposit).

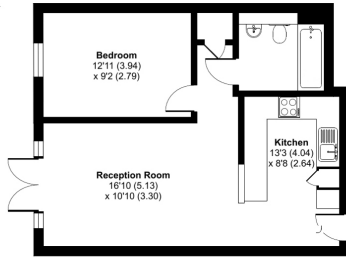
**Council Tax:** Band C, Tandridge District Council. Priority is given to applicants living and/or working in this local authority.

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).

**Old Barn Lane, Kenley, CR8**

Approximate Area = 523 sq ft / 48.6 sq m

For identification only - Not to scale



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © and used 2024. Produced for Urban Moves. REF: 1115369

**DIMENSIONS**

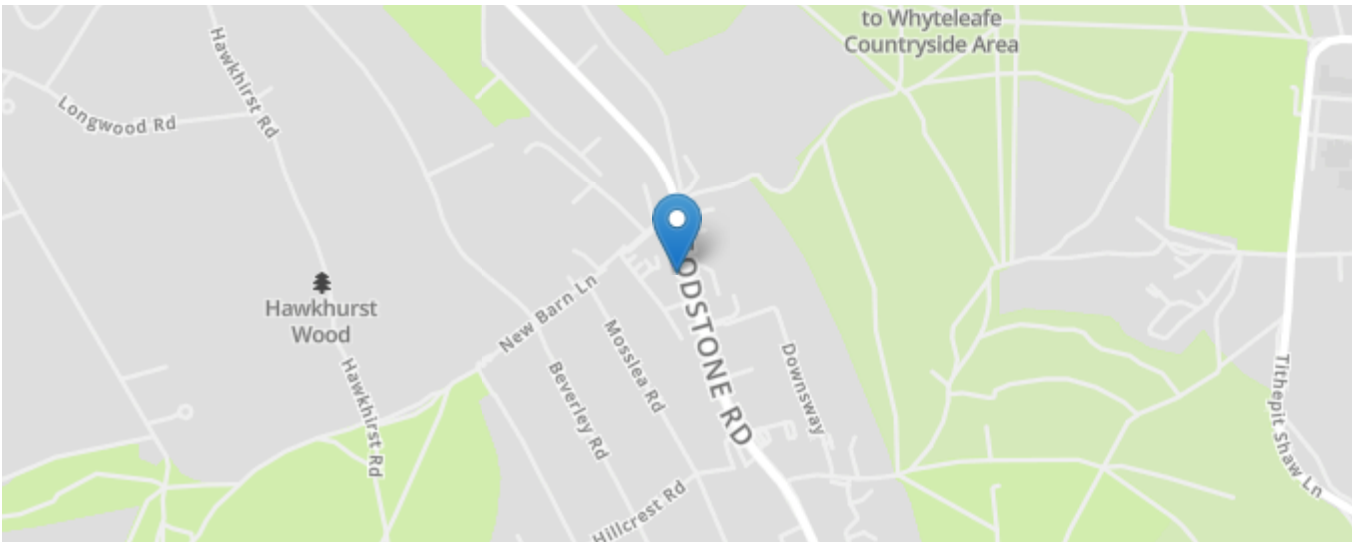
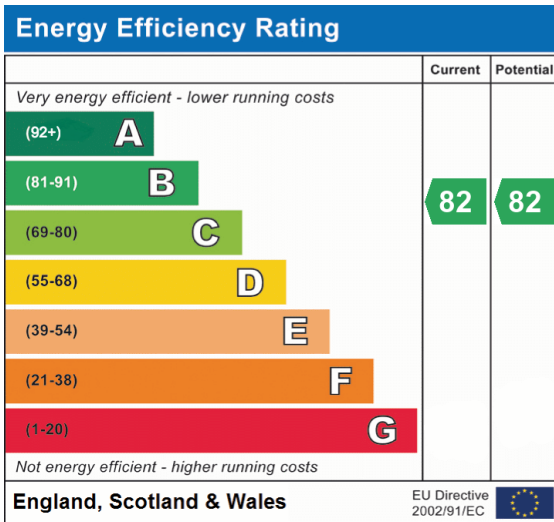
**GROUND FLOOR**

**Kitchen**  
13' 3" max. x 8' 8" (4.04m x 2.64m)

**Reception Room**  
16' 10" x 10' 10" (5.13m x 3.30m)

**Bedroom**  
12' 11" x 9' 2" (3.94m x 2.79m)

**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.