

£82,500 Shared Ownership

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



- Guideline Minimum Deposit £8,250
- Second Floor (building has a lift)
- Juliette Balcony
- Parking Space
- Guide Min Income Dual £31.3k | Single £37.6k
- Approx. 533 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £275,000). A spacious, one-bedroom apartment on the second floor of this modern development. The property has a reception room with attractive flooring, a Juliette balcony and a stylish, semi-open-plan kitchen with integrated appliances. There is a sleek bathroom and the bedroom is generously sized. Well insulated walls and roof, high performance glazing and gas central heating 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 Station (for services between Caterham and London Bridge) and Upper Warlingham (East Grinstead and Victoria/London Bridge). Kenley Common and Hawkurst Woods are close by.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/10/2019).

Minimum Share: 30% (£82,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £542.94 per month (subject to annual review).

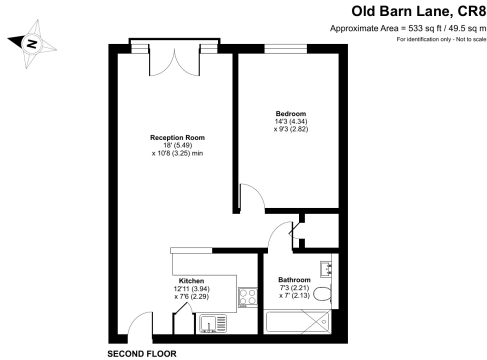
Service Charge: £77.36 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £31,300 | Single - £37,600 (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).



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), 1st November 2014. Photograph for Urban Moves, REF: 131587

DIMENSIONS

SECOND FLOOR

Kitchen

12' 11" max. x 7' 6" (3.94m x 2.29m)

Reception Room

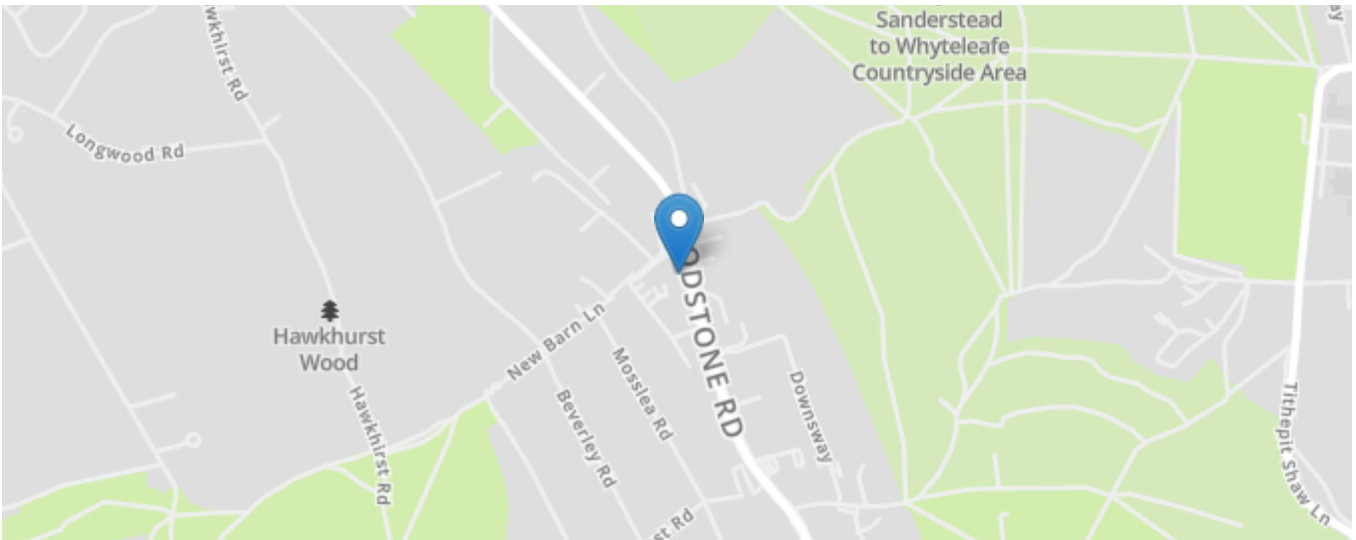
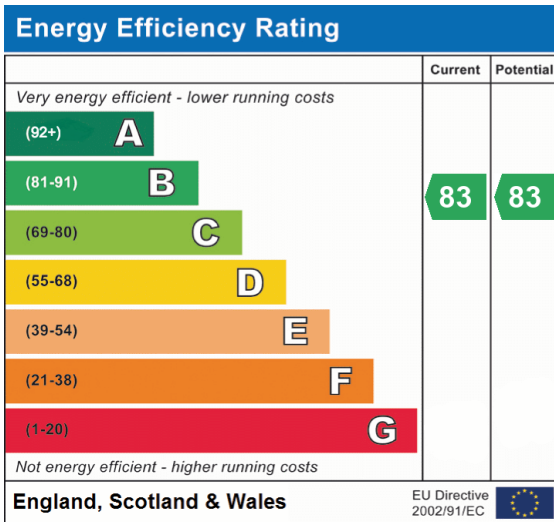
18' 0" x 10' 8" (5.49m x 3.25m)

Bedroom

14' 3" x 9' 3" (4.34m x 2.82m)

Bathroom

7' 3" x 7' 0" (2.21m x 2.13m)



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.