

£175,000 Shared Ownership

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



- Guideline Minimum Deposit £17,500
- Top Floor (third, building has a lift)
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min. Income Dual £54.3k | Single £62.4k
- Approx. 736 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £350,000). A beautifully-presented flat on the top floor of this recently-constructed development. The property has a reception room with attractive flooring and a pair of Juliette balconies. 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 good-sized second bedroom and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls and roof, high performance glazing and gas central heating make for a very good energy-efficiency rating. Panta House has a roof terrace, which residents can enjoy use of on sunnier days. The apartment comes with an allocated 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 01/10/2019).

Minimum Share: 50% (£175,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £537.34 per month (subject to annual review).

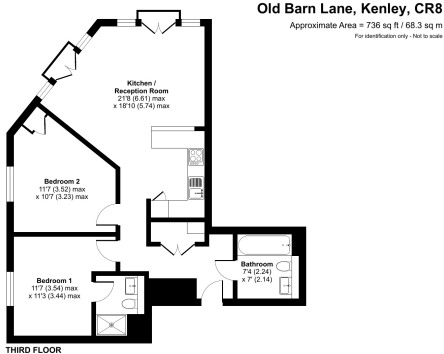
Service Charge: £123.04 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £54,300 | Single - £62,400 (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).



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (APMS) Residential. © Urbanmoves 2020. Produced by Urbanmoves. REF: 1238028

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Kitchen / Reception Room

21' 8" max. x 18' 10" max. (6.60m x 5.74m)

Bedroom 1

11' 7" max. x 11' 3" max. (3.53m x 3.43m)

En-Suite Shower Room

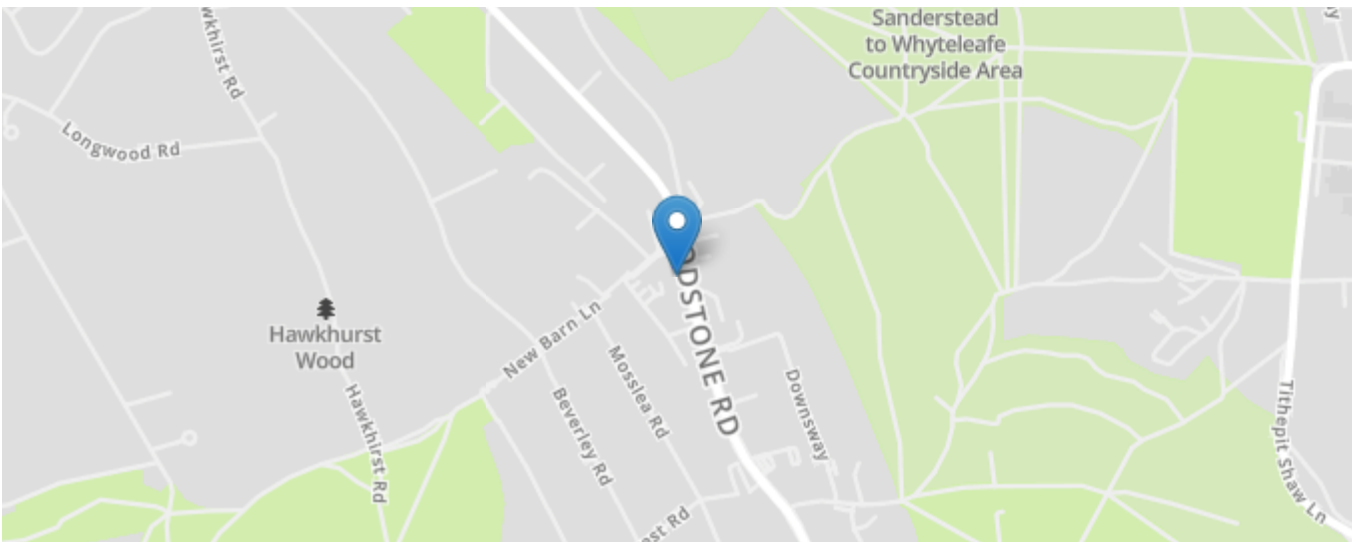
Bedroom 2

11' 7" max. x 10' 7" max. (3.53m x 3.23m)

Bathroom

7' 4" x 7' 0" (2.24m x 2.13m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.