

£177,500 Shared Ownership

Mandrel House, 10 Old Barn Lane, Kenley, Surrey CR8 5FN



- Guideline Minimum Deposit £17,750
- Top Floor (second, building has a lift)
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £53.5k | Single £61.4k
- Approx. 803 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 £355,000). This stylishly-presented flat is on the second floor and has a twenty-four-foot reception room with Juliette balcony and wide-board flooring. The semi-open-plan kitchen features attractive units and integrated appliances. The two bedrooms are very similar-sized doubles. One is en-suite to a high-spec shower room while the other bedroom has easy access to the equally high-spec main bathroom. A large storage/utility cupboard has been provided just inside the entrance and modern insulation standards, high performance glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of an allocated space and Mandrel House 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 Hawkthirst Woods are close by.

Housing Association: Clarion.

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

Minimum Share: 50% (£177,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £488.38 per month (subject to annual review).

Service Charge: £135.99 per month (subject to annual review).

Ground Rent: £150.00 for the year.

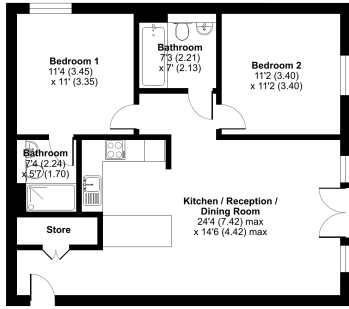
Guideline Minimum Income: Dual - £53,500 | Single - £61,400 (based on minimum share and 10% deposit).

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).



Old Barn Lane, Kenley, CR8
Approximate Area = 803 sq ft / 74.5 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) floorplans. © Urban Moves. REF: 1202681

DIMENSIONS

SECOND FLOOR

Reception
24' 4" max. x 14' 6" (7.42m x 4.42m)

Kitchen
included in reception measurement

Bedroom 1
11' 4" x 11' 0" (3.45m x 3.35m)

En-Suite Shower Room
7' 4" x 5' 7" (2.24m x 1.70m)

Bedroom 2
11' 2" x 11' 2" (3.40m x 3.40m)

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

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 82 | 82 |
| (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.