

£175,000 Shared Ownership

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



- Guideline Minimum Deposit £17,500
- First Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £53k | Single £60.9k
- Approx. 734 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £350,000). This first-floor apartment has a reception room with attractive flooring and a west/south-west-facing Juliette 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 spacious, dual-aspect second bedroom and a naturally-lit bathroom with large overhead and separate hand-held shower. Mandrel House has a lift and the well insulated walls, high performance glazing and modern gas central heating systems make for a very good energy-efficiency rating. The apartment comes with use of 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 Hawkst Wood are close by.

Housing Association: Clarion.

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

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

Shared Ownership Rent: £492.87 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 - £53,000 | Single - £60,900 (based on minimum share and 10% deposit).

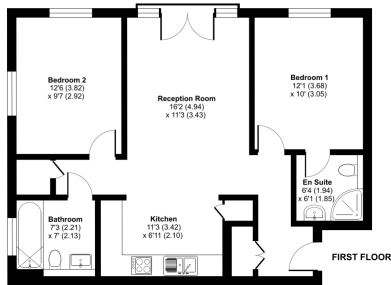
Council Tax: Band D, Tandridge District Council. Priority is given to applicants living and/or working in this local authority.

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 = 734 sq ft / 68.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © richdcom 2020. Produced for Urban Moves. REF: 1364534

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception Room

16'2" x 11'3" (4.93m x 3.43m)

Kitchen

11'3" x 6'11" (3.42m x 2.10m)

Bedroom 1

12'1" x 10'0" (3.68m x 3.05m)

En-Suite Shower Room

6'4" x 6'1" (1.94m x 1.85m)

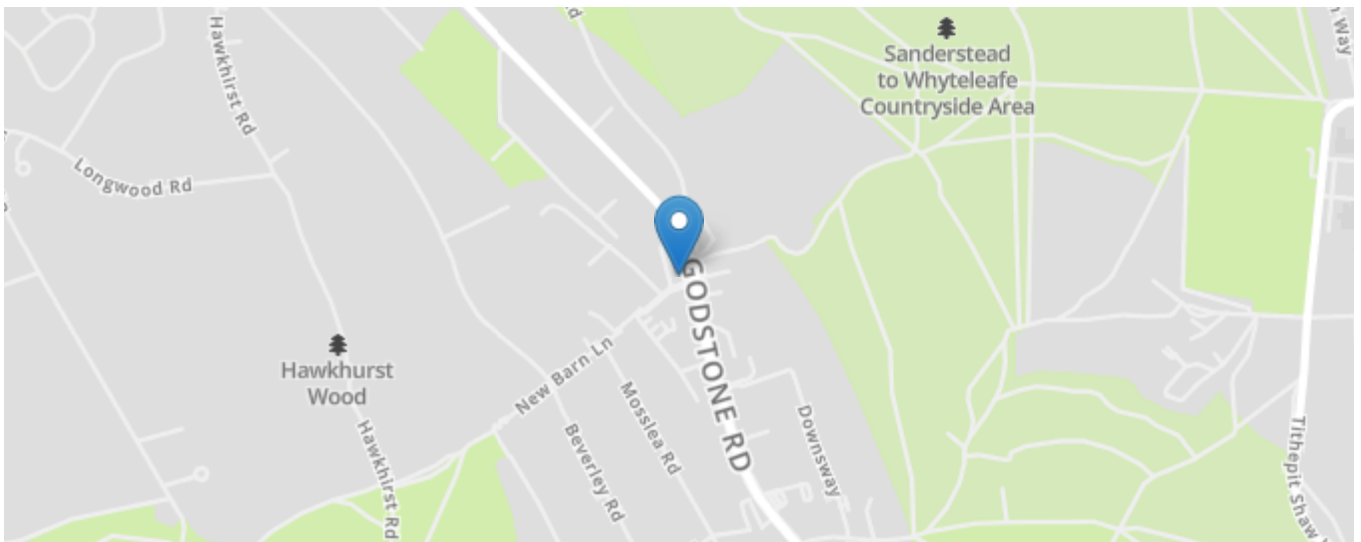
Bedroom 2

12'6" x 9'7" (3.82m x 2.92m)

Bathroom

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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.