

## £105,000 Shared Ownership



- Guideline Minimum Deposit £10,500
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £44.1k | Single £50.3k
- Approx. 755 Sqft Gross Internal Area
- Juliette Balcony
- Very Good Energy Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £350,000). This well-proportioned, second-floor apartment has a spacious reception room with Juliette balcony, wide-board flooring and a stylish, semi-open-plan kitchen featuring handle-less units and integrated appliances. The two bedrooms are near identical in size. One benefits from windows on two sides and the other, an en-suite shower room. There is also an attractive, naturally lit main bathroom and some useful storage space in the hallway. Mandrel House is part of a recently-built development. Well insulated walls, high performance glazing and modern gas central heating systems resulting in very good energy efficiency ratings. The apartment comes with use of a parking space plus Whyteleafe and Upper Warlingham Stations are both just a short walk away and provide rail services in to London Bridge and Victoria respectively. Kenley Common and Hawkhurst Woods are close by.

**Housing Association:** Clarion.

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

**Minimum Share:** 30% (£105,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £673.68 per month (subject to annual review).

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

**Ground Rent:** £150.00 for the year.

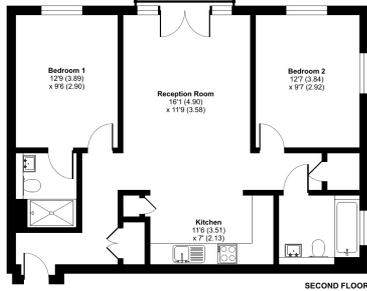
**Guideline Minimum Income:** Dual - £44,100 | Single - £50,300 (based on minimum share and 10% deposit).

**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 = 755 sq ft / 70.1 sq m  
For identification only - Not to scale



Energy Performance Certificate  
This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves. Produced for Urban Moves. REF: 844200

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

**Reception Room**  
16' 1" x 11' 9" (4.90m x 3.58m)

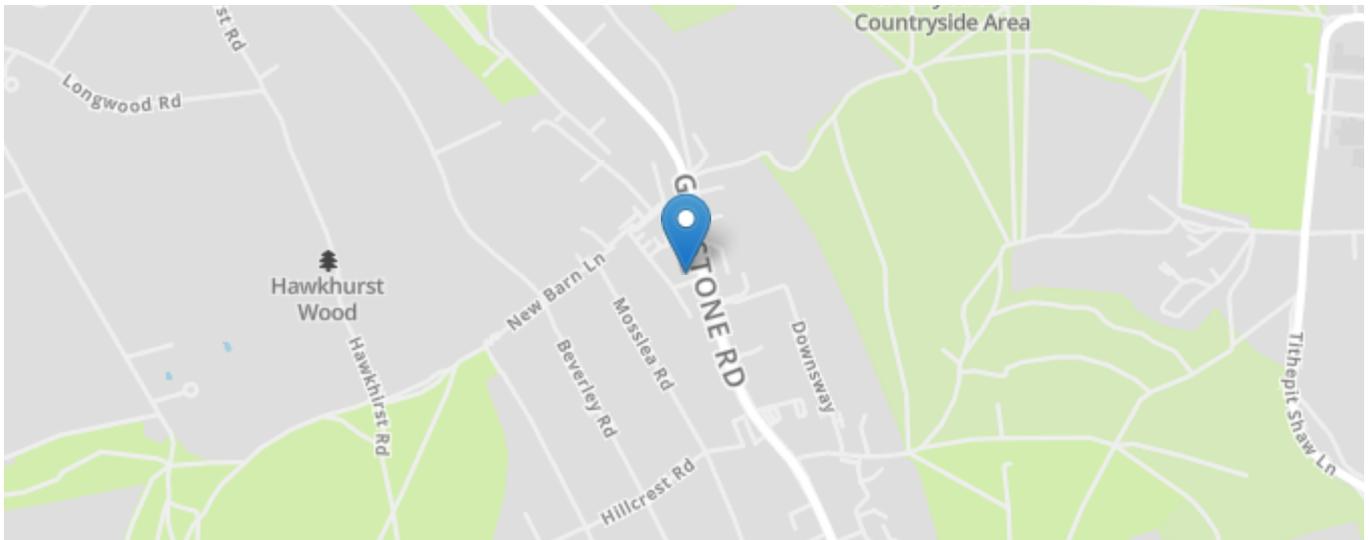
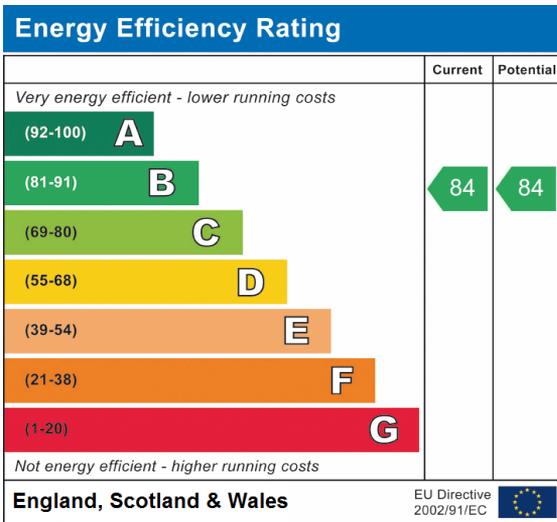
**Kitchen**  
11' 6" x 7' (3.51m x 2.13m)

**Bedroom 1**  
12' 9" x 9' 6" (3.89m x 2.90m)

#### En-Suite Shower Room

**Bedroom 2**  
12' 7" x 9' 7" (3.84m x 2.92m)

#### 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.