

## £105,000 Shared Ownership

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



- Guideline Minimum Deposit £10,500
- First Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Juliette Balcony
- Parking Space
- Guide Min Income - Dual £48k Single £54.9k
- Approx. 769 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- 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 modern, first-floor flat has a reception room with wide-board wood flooring and a Juliette balcony. The semi-open-plan kitchen features attractive, handle-less units. Both bedrooms are comfortable doubles and one is en-suite to a high-spec shower room. There is also a stylish main bathroom and a built-in storage/utility cupboard accessed from the entrance hall. Well insulated walls, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with use of an allocated, off-street 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 Hawkhurst Woods are close by.

**Housing Association:** Clarion.

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

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

**Shared Ownership Rent:** £789.86 per month (subject to annual review).

**Service Charge:** £146.72 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £48,000 | Single - £54,900 (based on minimum share and 10% deposit).

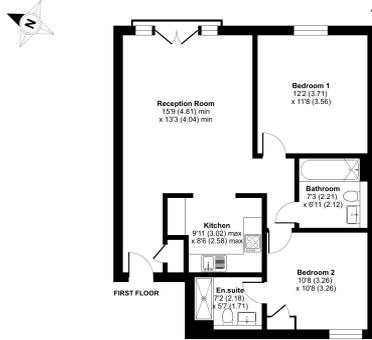
**Council Tax:** Band D, Tandridge District Council. Priority is given to applicants living and/or working in this local authority.

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

## DIMENSIONS

Old Barn Lane, Kenley, CR8

Approximate Area = 769 sq ft / 71.4 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) Residential), © Urbanmoves 2020. Produced for Urban Moves, REF: 188520

### FIRST FLOOR

#### Entrance Hallway

#### Reception Room

15' 9" min. x 13' 3" min. (4.81m x 4.04m)

#### Kitchen

9' 11" max. x 8' 6" max. (3.02m x 2.58m)

#### Bedroom 1

12' 2" x 11' 8" (3.71m x 3.56m)

#### Bathroom

7' 3" max. x 6' 11" max. (2.21m x 2.12m)

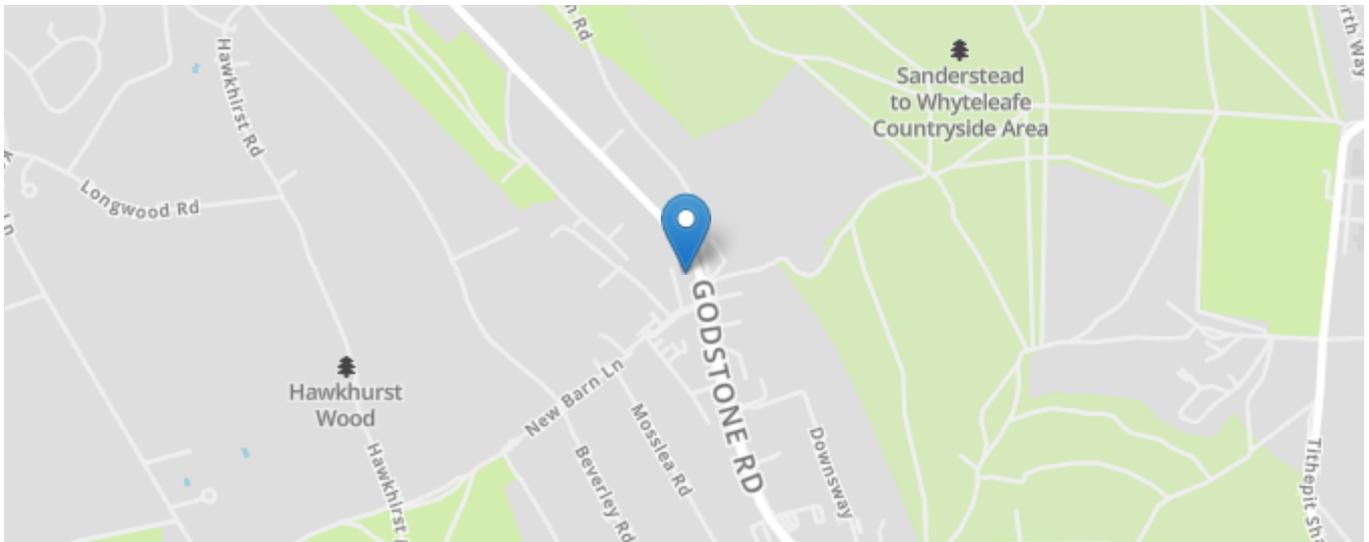
#### Bedroom 2

10' 8" x 10' 8" (3.26m x 3.26m)

#### En-Suite Shower Room

7' 2" max. x 5' 7" max. (2.18m x 1.70m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.