

## £81,000 Shared Ownership

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



- Guideline Minimum Deposit £8,100
- Top Floor (third, building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income - Dual £33.4k Single £39.7k
- Approx. 512 Sqft Gross Internal Area
- Balcony plus Communal Roof Terrace
- Short Walk to Whyteleafe/Upper Warlingham

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £270,000). A stylishly-presented flat on the top floor (third, building has a lift). The entrance opens into a reception room that features wide-board flooring, attractive wood panelling and double doors leading out onto a west/south-west-facing balcony. The kitchen is sleek and modern with integrated appliances and handle-less units. There is a spacious bedroom and a high-spec bathroom with overhead and separate hand-held showers. Well insulated walls and roof, 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. Panta House has a communal roof terrace plus Kenley Common and Hawkhurst Woods are close by.

**Housing Association:** Clarion.

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

**Minimum Share:** 30% (£81,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £610.11 per month (subject to annual review).

**Service Charge:** £92.90 per month (subject to annual review).

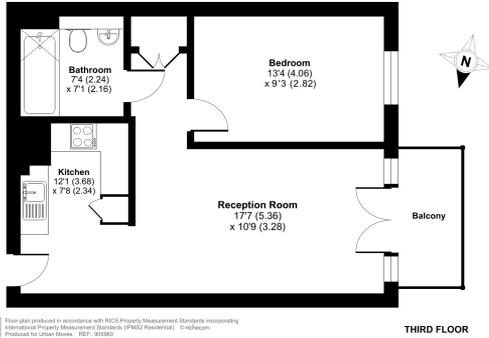
**Guideline Minimum Income:** Dual - £33,400 | Single - £39,700 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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 = 512 sq ft / 47.5 sq m  
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - Grid-based - Produced for Urban Moves. REF: 903960

THIRD FLOOR

## DIMENSIONS

### THIRD FLOOR

**Kitchen**  
12' 1" x 7' 8" (3.68m x 2.34m)

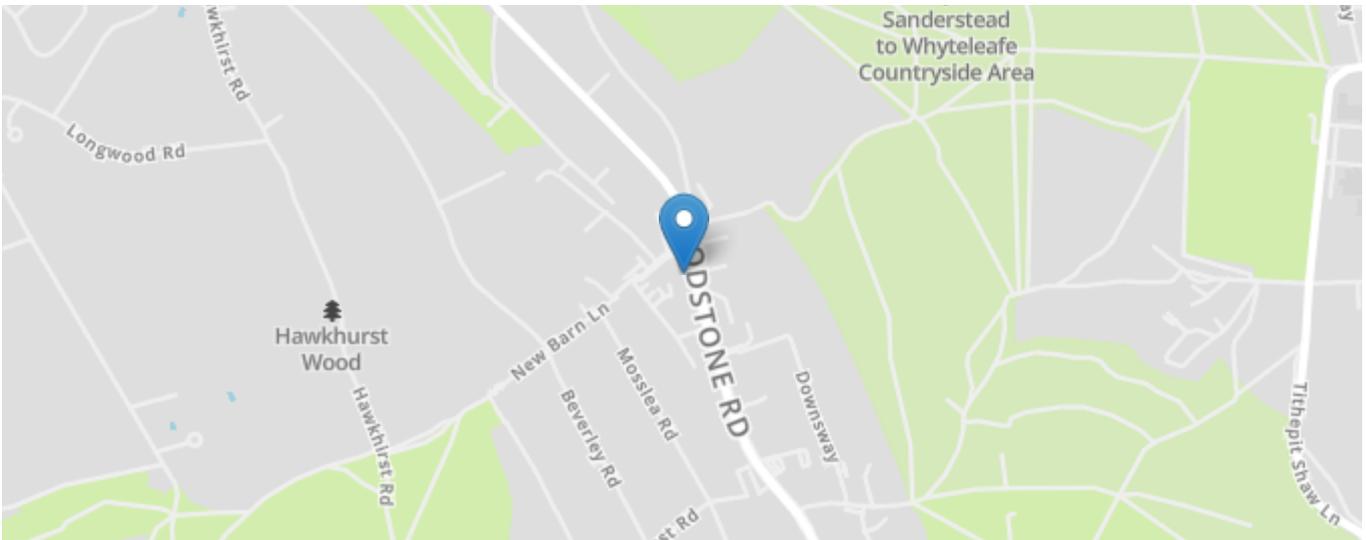
**Reception**  
17' 7" x 10' 9" (5.36m x 3.28m)

**Balcony**

**Bedroom**  
13' 4" x 9' 3" (4.06m x 2.82m)

**Bathroom**  
7' 4" max. x 7' 1" max. (2.24m x 2.16m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</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.