

£94,500 Shared Ownership

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



- Guideline Minimum Deposit £9,450
- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Off Street Parking Space
- Guide Min Income Dual £33.8k | Single £40.1k
- Approx. 536 Sqft Gross Internal Area
- Stylish Bathroom
- Patio
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £270,000). A well-proportioned and beautifully-presented flat on the ground floor of this modern development. The property has an approximately twenty-six-foot reception room with attractive wood panelling and a semi-open-plan kitchen area featuring handle-less units and integrated appliances. Double doors lead from the living area out to a patio. There is a spacious bedroom, a stylish bathroom and a built-in storage/utility cupboard. Well insulated walls and floor, 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: 35% (£94,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £546.32 per month (subject to annual review).

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

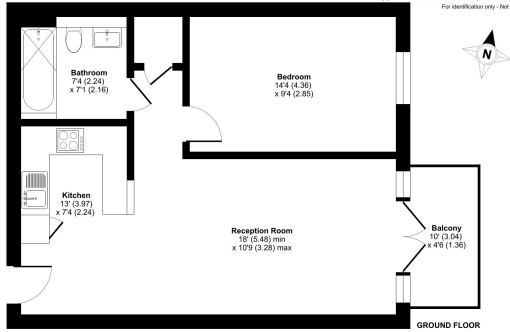
Guideline Minimum Income: Dual - £33,800 | Single - £40,100 (based on minimum share and 10% deposit).

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

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Approximate Area = 536 sq ft / 49.7 sq m
For Information Only - Not to Scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPMS) Residential, 1st Edition (2018). Produced by Urban Moves, REF: 143330

DIMENSIONS

GROUND FLOOR

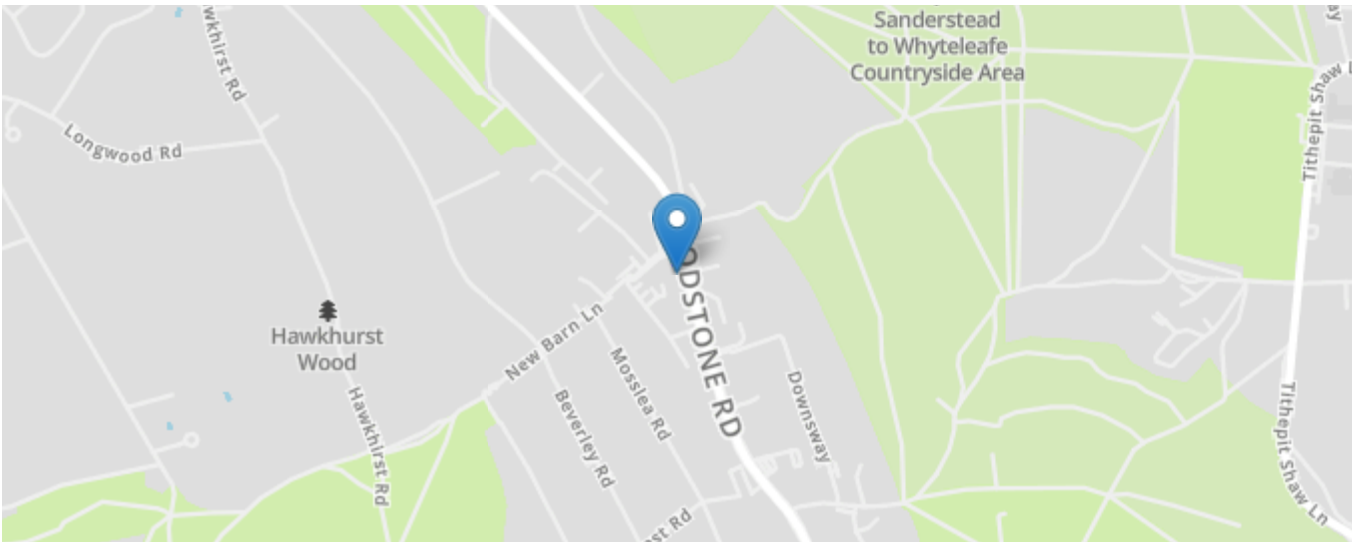
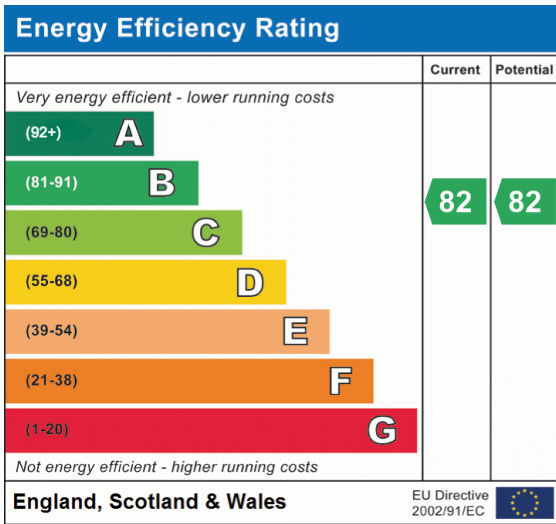
Kitchen Area
13' 0" max. x 7' 4" (3.97m x 2.24m)

Reception Area
18' 0" x 10' 9" (5.48m x 3.28m)

Patio
10' 0" x 4' 6" (3.04m x 1.36m)

Bedroom
14' 4" x 9' 4" (4.36m x 2.85m)

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



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.