

## £103,500 Shared Ownership

Viceroy House, 6 Old Barn Lane, Kenley, Surrey CR8 5FL



- Guideline Minimum Deposit £10,350
- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £48.7k | Single £55.7k
- Approx. 770 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Patio
- Short Walk to Whyteleafe/Upper Warlingham

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £345,000). A two-bedroom apartment on the ground floor of this recently-built development. The property has a reception room with attractive, wide-board flooring and double doors that lead out to a private patio, in front of which is an area of lawn bordered by hedgerow. The semi-open-plan kitchen features handle-less units and integrated appliances. There is a twenty-foot main bedroom with en-suite shower room plus a good-sized second double bedroom and a high-spec bathroom. Well insulated walls and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The apartment comes with use of an allocated, off-street parking space and is just a short walk from both Whyteleafe Station (for services between Caterham and London Bridge) and Upper Warlingham (East Grinstead/Victoria). Kenley Common and Hawkhurst woodland are also close by.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 25/06/2019).

**Minimum Share:** 30% (£103,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £781.32 per month (subject to annual review).

**Service Charge:** £180.57 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £48,700 | Single - £55,700 (based on minimum share and 10% deposit).

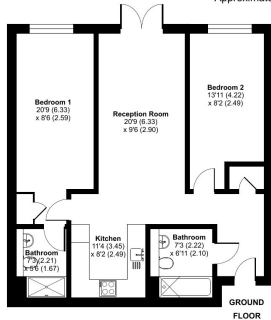
**Council Tax:** Band D, Tandridge District Council. Priority is given to applicants living and/or working in this local authority.

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).



**Old Barn Lane, Kenley, CR8**

Approximate Area = 770 sq ft / 71.5 sq m  
For identification only - Not to scale



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © ncbroom 2020. Produced for Urban Moves. REF: 146543

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Bathroom

7' 3" max. x 6' 11" max. (2.22m x 2.10m)

#### Bedroom 2

13' 10" max. x 8' 2" (4.22m x 2.49m)

#### Reception Room

20' 9" x 9' 6" (6.33m x 2.90m)

#### Patio

#### Kitchen

11' 4" x 8' 2" (3.45m x 2.49m)

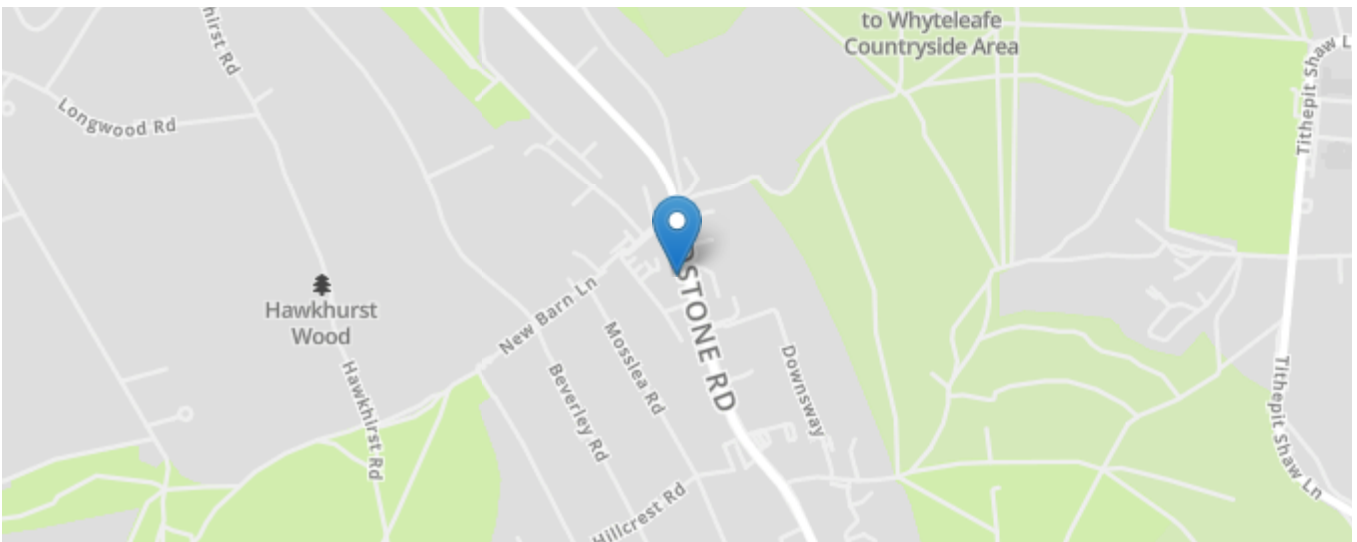
#### Bedroom 1

20' 9" max. x 8' 6" (6.33m x 2.59m)

#### En-Suite Shower Room

7' 3" max. x 5' 6" max. (2.21m x 1.67m)

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