

## £138,000 Shared Ownership

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



- Guideline Minimum Deposit £13,800
- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £51.3k | Single £58.9k
- Approx. 756 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham Stations

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £345,000). This well-proportioned and well-presented flat is on the ground floor and has a twenty-four-foot reception room with attractive, wide-board flooring and a sleek, semi-open-plan kitchen featuring handle-less units and integrated appliances. Double doors lead from the living area out onto a small patio. The main bedroom is only slightly smaller than the reception room and is en-suite to a stylish shower room. There is also a good-sized second double bedroom and a spacious bathroom with combined overhead/hand-held shower. Viceroy House is part of a recently-built development and demanding insulation standards, high performance glazing and a modern gas central heating system have resulted in a very good energy efficiency rating. The property 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:** 40% (£138,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £657.20 per month (subject to annual review).

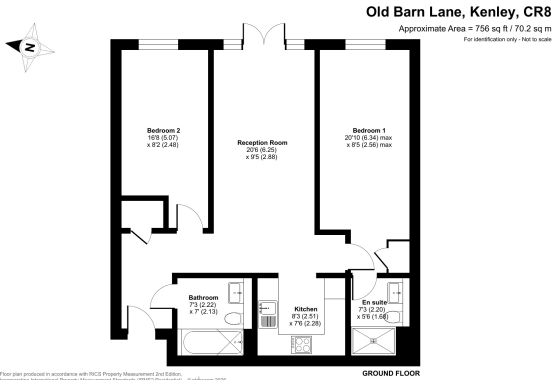
**Service Charge:** £180.57 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £51,300 | Single - £58,900 (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

### GROUND FLOOR

#### Entrance Hall

#### Reception

20' 6" x 9' 5" (6.25m x 2.88m)

#### Kitchen

8' 3" x 7' 6" (2.51m x 2.28m)

#### Bedroom 1

20' 10" max. x 8' 5" max. (6.34m x 2.56m)

#### En-Suite

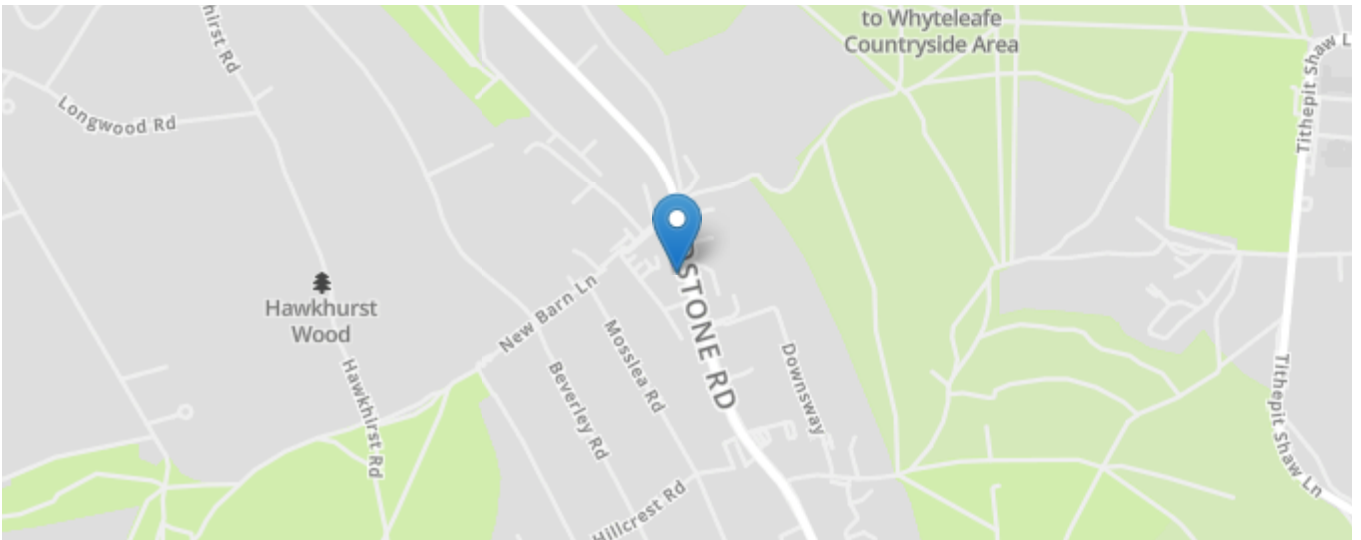
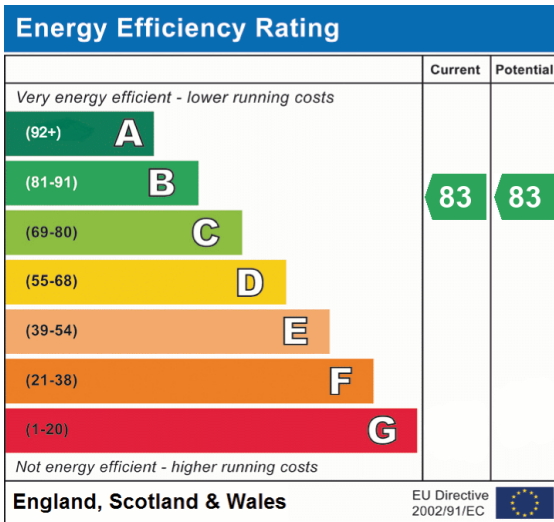
7' 3" x 5' 6" (2.20m x 1.68m)

#### Bedroom 2

16' 8" x 8' 2" (5.07m x 2.48m)

#### Bathroom

7' 3" max. x 7' 0" max. (2.22m x 2.13m)



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.