

£140,000 Shared Ownership

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



- Guideline Minimum Deposit £14,000
- Ground Floor with Private Patio
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £39.3k | Single £45.6k
- Approx. 536 Sqft Gross Internal Area
- Stylish Bathroom
- Communal Roof Terrace
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £280,000). This beautifully-presented and well-proportioned apartment is on the ground floor of a smart, modern development. The property has a reception room with wide-board wood flooring and double doors that open onto a private patio area. The kitchen is semi-open-plan featuring sleek, handle-less units and integrated appliances. There is a good-sized bedroom, with windows on two sides, and a stylish, high-spec bathroom. Demanding insulation standards, high performance glazing and gas central heating make for 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 and Upper Warlingham Railway Stations. A communal roof terrace offers a pleasant view of the leafy surroundings and Kenley Common and Hawkhurst Wood are also close by.

Housing Association: Clarion.

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

Minimum Share: 50% (£140,000). The housing association will expect that you will purchase the largest share affordable.

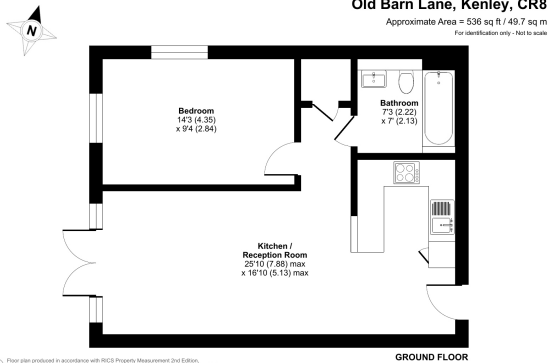
Shared Ownership Rent: £431.93 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £39,300 | Single - £45,600 (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).



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Revised/2018). © Urban Moves. REP: 1472343

DIMENSIONS

GROUND FLOOR

Reception

25' 10" max. x 16' 10" max. (7.87m x 5.13m)

Patio

Kitchen

included in reception measurement

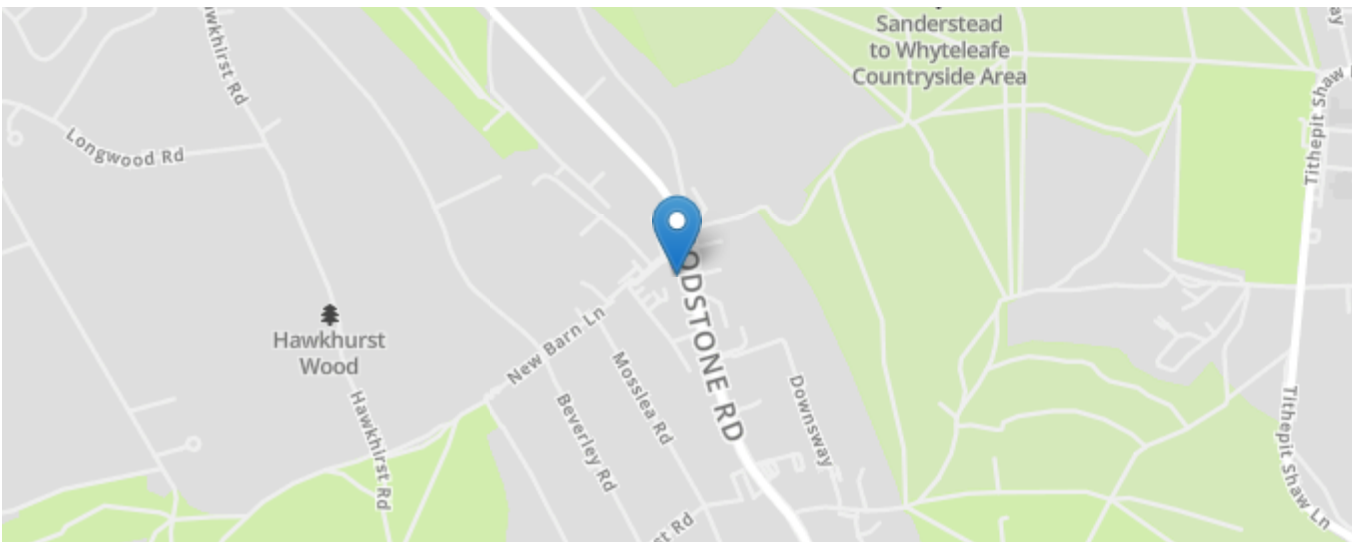
Bedroom

14' 3" x 9' 4" (4.35m x 2.84m)

Bathroom

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		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.