

£142,500 Shared Ownership

Mandrel House, 10 Old Barn Lane, Kenley, Surrey CR8 5FN



- Guideline Minimum Deposit £14,250
- Top Floor (second, building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- South Facing Balcony
- Parking Space
- Guide Min Income Dual £39.3k | Single £45.5k
- Approx. 538 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Impressive View
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £285,000). This spacious and beautifully-presented flat occupies one of the best positions in the development: Top floor, south facing and with a balcony that, thanks to the elevation, provides a lovely view of the surrounding area. Internal features include a reception room with wide-board wood flooring and a semi-open-plan kitchen with sleek, handle-less units and integrated appliances. The bedroom is a good size and the bathroom stylish and high-spec. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The apartment comes with use of an allocated, off-street parking space and is also just a short walk from both Whyteleafe Station (for services between Caterham and London Bridge) and Upper Warlingham (East Grinstead and Victoria/London Bridge). Kenley Common and Hawkthorn Woods are also close by.

Housing Association: Clarion.

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

Minimum Share: 50% (£142,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £404.39 per month (subject to annual review).

Service Charge: £106.02 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £39,300 | Single - £45,500 (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).

DIMENSIONS

SECOND FLOOR

Kitchen Area

13' 0" max. x 7' 2" (3.96m x 2.19m)

Reception Room

18' 5" x 10' 11" (5.61m x 3.34m)

Balcony

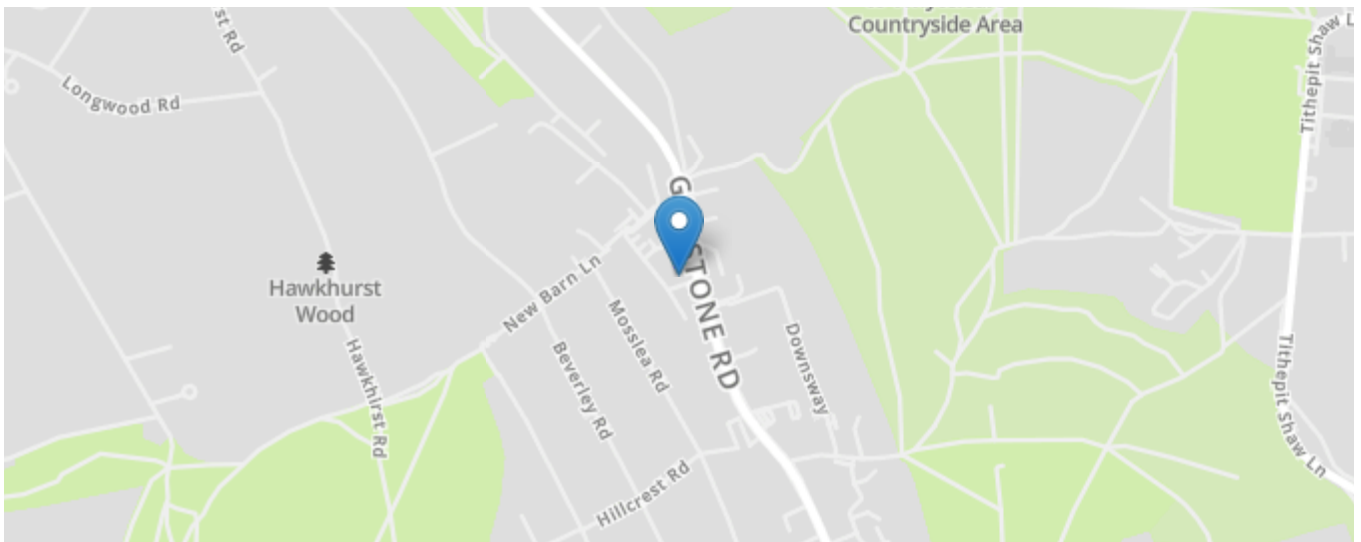
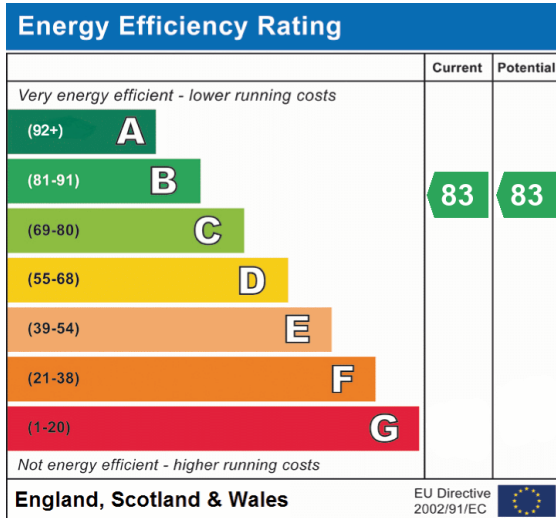
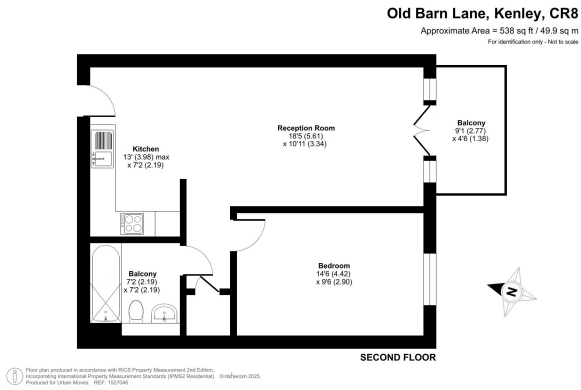
9' 1" x 4' 6" (2.77m x 1.38m)

Bedroom

14' 6" x 9' 6" (4.42m x 2.90m)

Bathroom

7' 2" max. x 7' 2" max. (2.19m x 2.19m)



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.