

£113,750 Shared Ownership

Fibus House, 8 Old Barn Lane, Kenley, Surrey CR8 5FH



- Guideline Minimum Deposit £11,375
- Ground Floor with Patio Area
- Semi-Open-Plan Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £48k | Single £54.9k
- Approx. 785 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £325,000). This spacious flat is on the ground floor of a recently-constructed development and has a reception room with wide-board wood flooring and double doors leading out to a small patio area. The sleek kitchen is semi-open-plan featuring handle-less units and integrated appliances. There is a main bedroom with en-suite shower room plus a similar-sized second bedroom and a stylish bathroom. Fitted wardrobes/storage cupboards have been provided throughout the property and well insulated walls and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The flat 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 and Victoria). Kenley Common and Hawkthorn Woods are also close by.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 02/05/2019).

Minimum Share: 35% (£113,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £701.16 per month (subject to annual review).

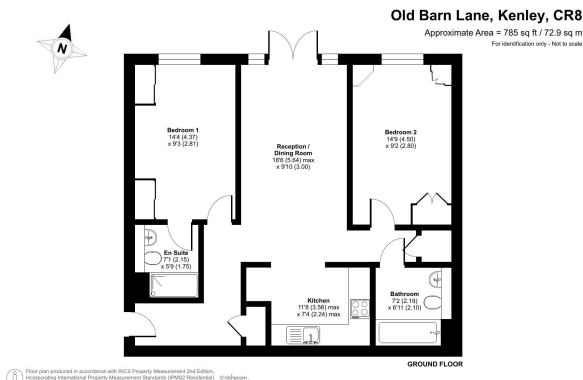
Service Charge: £186.85 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £48,000 | Single - £54,900 (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 not permitted (except assistance animals).



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

18' 6" x 9' 10" (5.64m x 3.00m)

Kitchen

11' 8" max. x 7' 4" max. (3.56m x 2.24m)

Bedroom 1

14' 4" x 9' 3" (4.37m x 2.81m)

En-Suite Shower Room

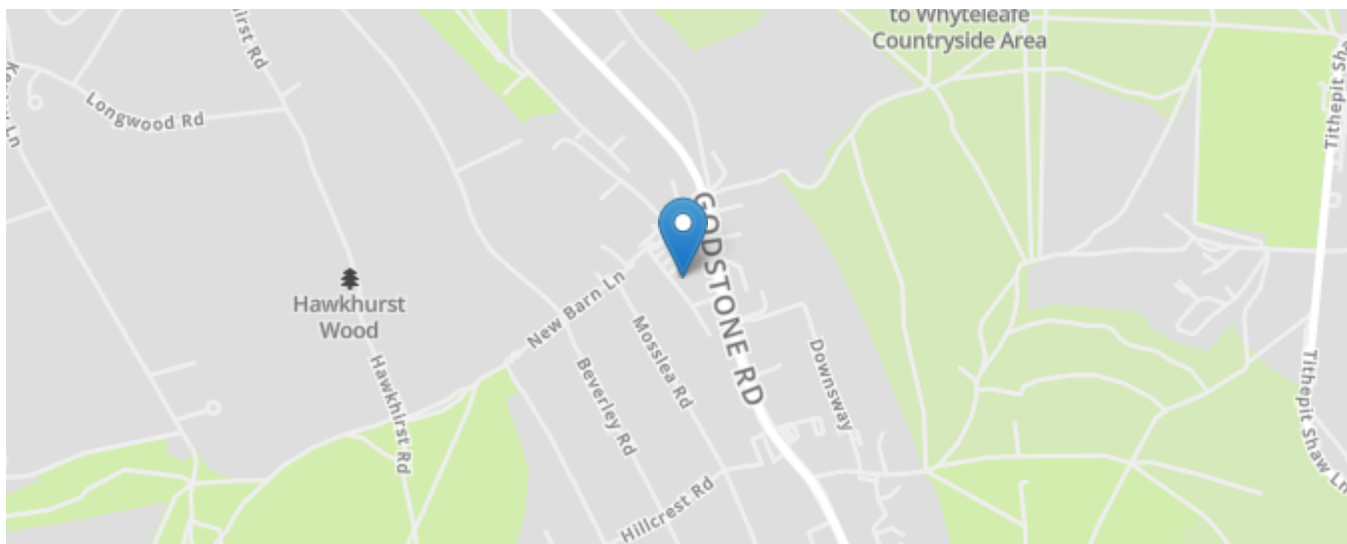
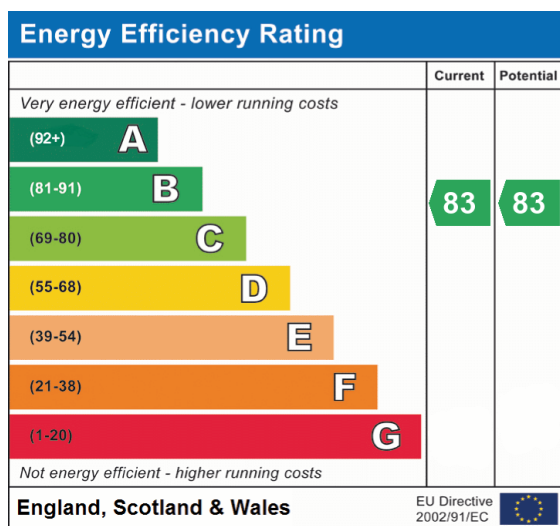
7' 1" max. x 5' 9" max. (2.15m x 1.75m)

Bedroom 2

14' 9" x 9' 2" (4.50m x 2.80m)

Bathroom

7' 2" max. x 6' 11" max. (2.19m x 2.10m)



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.