

£275,000 Leasehold**Panta House, 4 Old Barn Lane, Kenley, Surrey CR8 5FJ**

- Second Floor (building has a lift)
- Juliette Balcony
- Parking Space
- Approx. 533 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

A spacious, one-bedroom apartment on the second floor of this modern development. The property has a reception room with attractive flooring, a Juliette balcony and a stylish, semi-open-plan kitchen with integrated appliances. There is a sleek bathroom and the bedroom is generously sized. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The apartment comes with use of a 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 Hawkurst Woods are close by.

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

Service Charge: £78.14 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Council Tax: Band C, Tandridge District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. 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



SECOND FLOOR

Kitchen

12' 11" max. x 7' 6" (3.94m x 2.29m)

Reception Room

18' 0" x 10' 8" (5.49m x 3.25m)

Bedroom

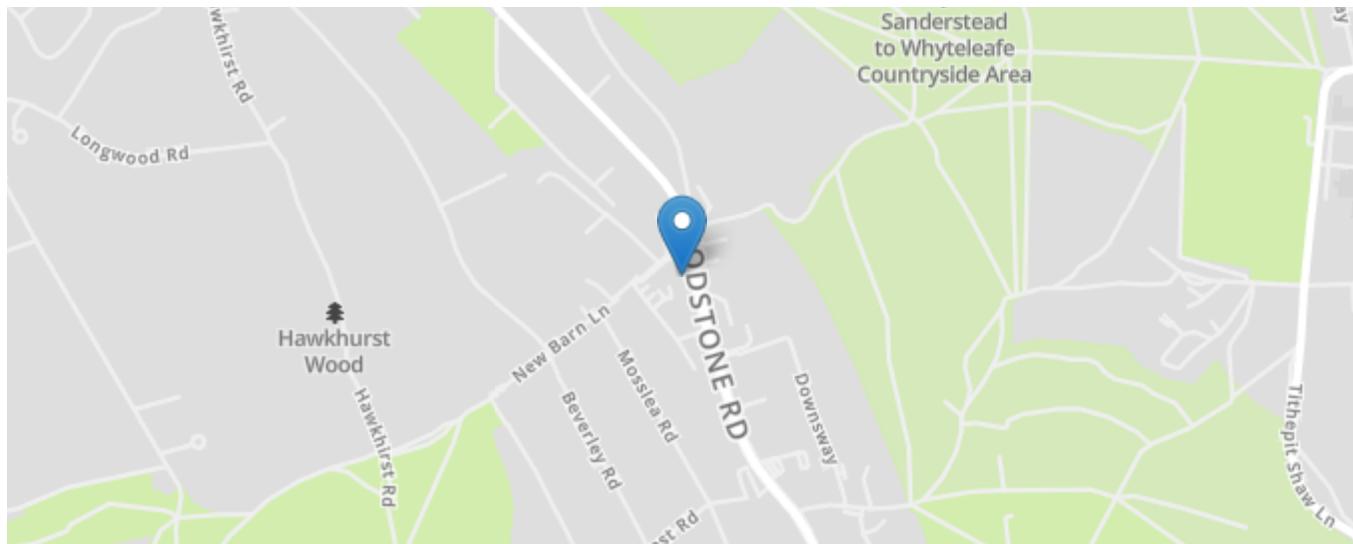
14' 3" x 9' 3" (4.34m x 2.82m)

Bathroom

7' 3" x 7' 0" (2.21m x 2.13m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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.