

£350,000 Leasehold

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



- Top Floor (third, building has a lift)
- Bathroom plus En-Suite Shower Room
- Parking Space
- Approx. 736 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

A beautifully-presented flat on the top floor of this recently-constructed development. The property has a reception room with attractive flooring and a pair of Juliette balconies. 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 good-sized second bedroom and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls and roof, high performance glazing and gas central heating make for a very good energy-efficiency rating. Panta House has a roof terrace, which residents can enjoy use of on sunnier days. The apartment comes with an allocated parking space and is also just a short walk from both Whyteleafe (for services between Caterham and London Bridge) and Upper Warlingham (East Grinstead/Victoria) Railway Stations. Kenley Common and Hawkthorn Woods are close by.

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

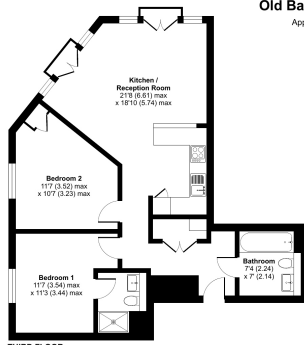
Service Charge: 123.04 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Council Tax: Band D, 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).



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Accredited International Property Measurement Standards (IPMS Residential), 1st edition 2015. Produced for Urban Moves, 8021 1236026

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Kitchen / Reception Room

21' 8" max. x 18' 10" max. (6.60m x 5.74m)

Bedroom 1

11' 7" max. x 11' 3" max. (3.53m x 3.43m)

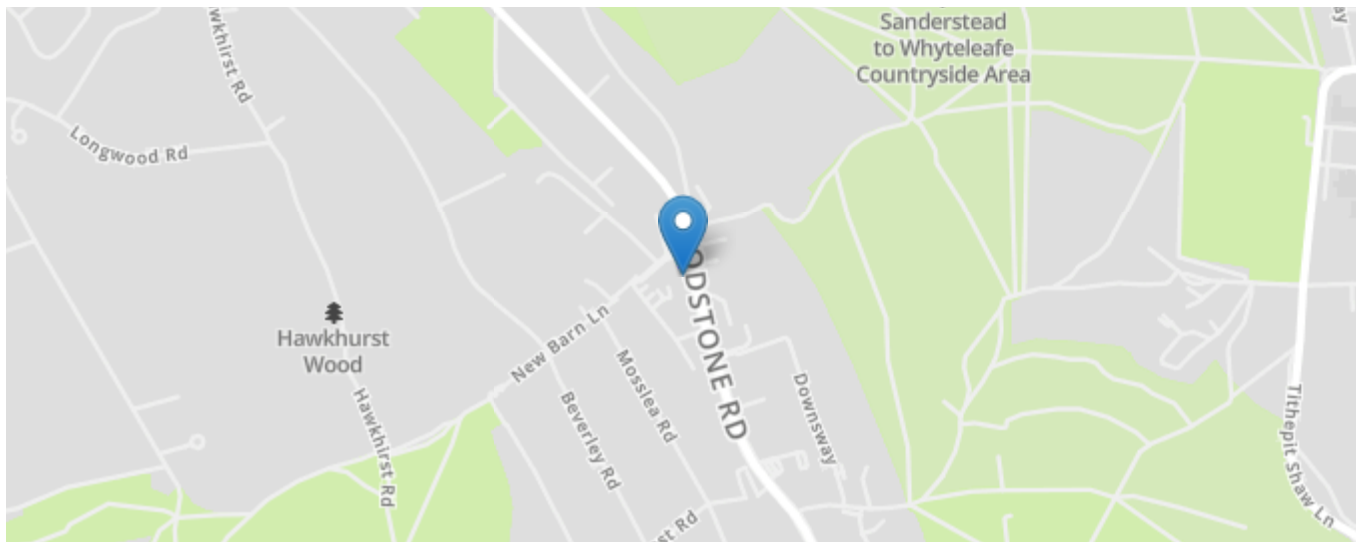
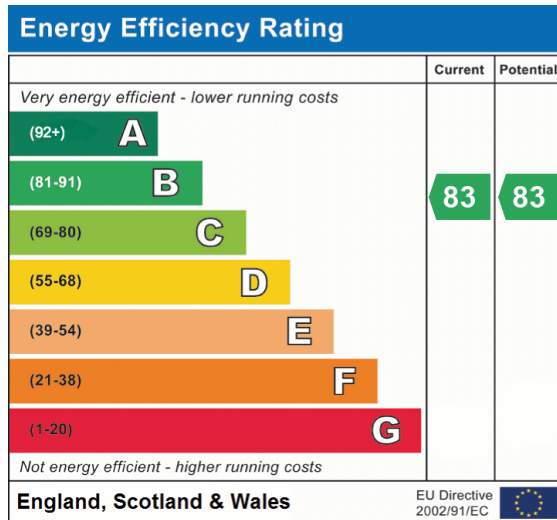
En-Suite Shower Room

Bedroom 2

11' 7" max. x 10' 7" max. (3.53m x 3.23m)

Bathroom

7' 4" x 7' 0" (2.24m 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.