

£112,000 Shared Ownership

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



- Guideline Minimum Deposit £11,200
- Second Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min Income Dual £34.9k | Single £41.2k
- Approx. 527 Sqft Gross Internal Area
- Balcony
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £280,000). This well-presented apartment is on the second floor and has a reception room with wide-board wood flooring and double doors leading out onto a west/south-west-facing balcony. The sleek kitchen is semi-open-plan featuring handle-less units and integrated appliances. There is a spacious bedroom and a high-spec bathroom. Modern insulation standards, high performance glazing and gas central heating make for 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 Hawkhurst Woods are also close by.

Housing Association: Clarion.

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

Minimum Share: 40% (£112,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £462.42 per month (subject to annual review).

Service Charge: £77.36 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £34,900 | Single - £41,200 (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 not permitted (except assistance animals).

DIMENSIONS

SECOND FLOOR

Kitchen

12' 11" max. x 8' 0" (3.94m x 2.44m)

Reception Room

17' 5" x 10' 9" (5.31m x 3.28m)

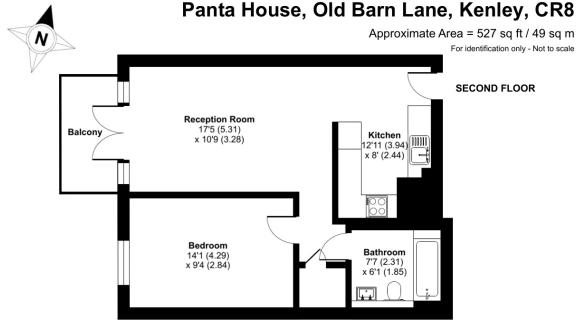
Balcony

Bedroom

14' 1" x 9' 4" (4.29m x 2.84m)

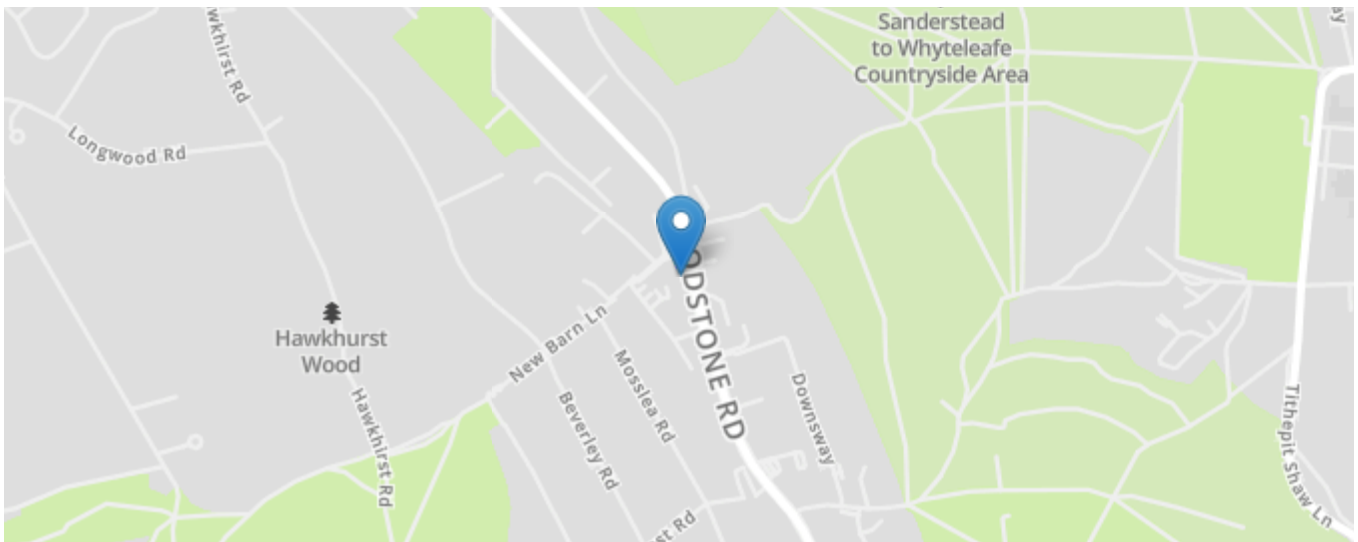
Bathroom

7' 7" x 6' 1" (2.31m x 1.85m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nldwcom 2024. Produced for Urban Moves. REF: 1208296

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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.