

£270,000 Leasehold

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



- Top Floor (third, building has a lift)
- Stylish Bathroom
- West/South-West-Facing Balcony
- Parking Space
- Approx. 512 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Roof Terrace
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

A stylishly-presented flat on the top floor (third, building has a lift). The entrance opens into a reception room that features wide-board flooring, attractive wood panelling and double doors leading out onto a west/south-west-facing balcony. The kitchen is sleek and modern with integrated appliances and handle-less units. There is a spacious bedroom and a high-spec bathroom with overhead and separate hand-held showers. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with use of an allocated, off-street 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. Panta House has a communal roof terrace plus Kenley Common and Hawkhurst Woods are close by.

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

Service Charge: £92.90 per month (subject to annual review).

Ground Rent: £100.00 for the year.

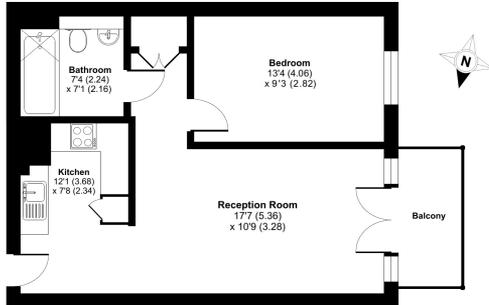
Council Tax: Band C, Tandridge District Council.

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).

Old Barn Lane, Kenley, CR8

Approximate Area = 512 sq ft / 47.5 sq m
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - Grid-based - Produced for Urban Moves. REF: 903960

THIRD FLOOR

DIMENSIONS

THIRD FLOOR

Kitchen
12' 1" x 7' 8" (3.68m x 2.34m)

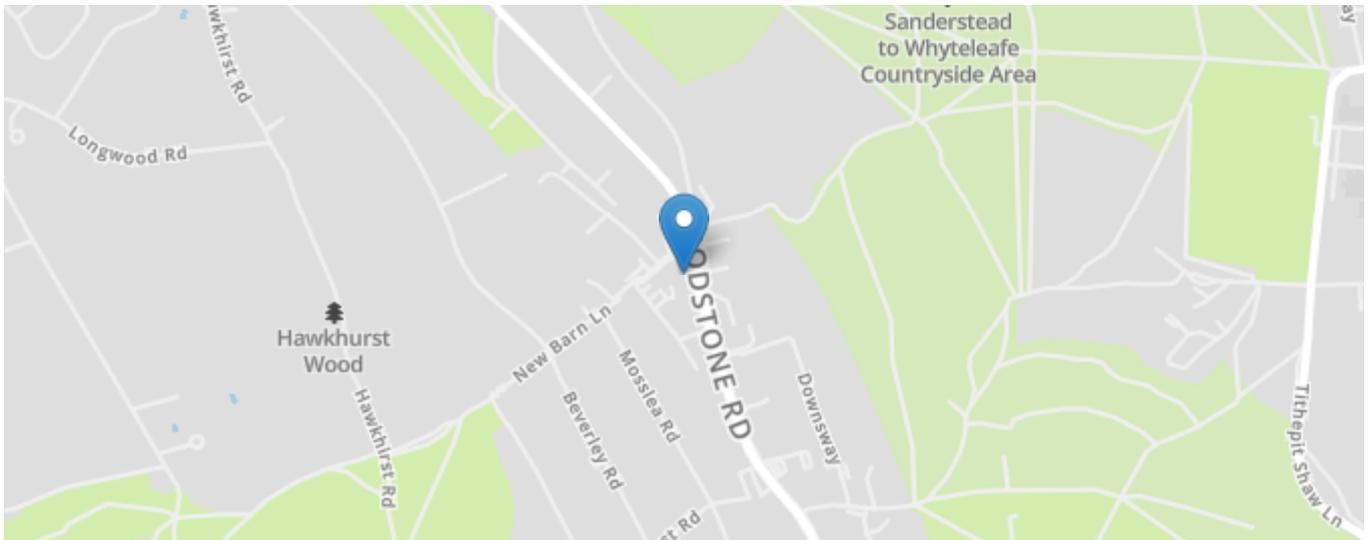
Reception
17' 7" x 10' 9" (5.36m x 3.28m)

Balcony

Bedroom
13' 4" x 9' 3" (4.06m x 2.82m)

Bathroom
7' 4" max. x 7' 1" max. (2.24m x 2.16m)

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.