

£365,000 Leasehold

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



- Ground Floor with Patio Area
- Semi-Open-Plan Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Parking Space
- Approx. 751 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

A well-proportioned and well-presented apartment on the ground floor of this recently-constructed development. The property has a reception room with attractive flooring and double doors that lead 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 spacious second bedroom and a stylish 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 (for services between Caterham and London Bridge) and Upper Warlingham (East Grinstead/Victoria) Railway Stations. Kenley Common and Hawkhurst Woods are close by.

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

Service Charge: £146.72 per month (subject to annual review).

Council Tax: Band D, Tandridge District Council.

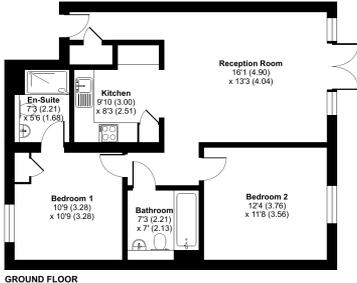
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

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).



Old Barn Lane, Kenley, CR8

Approximate Area = 751 sq ft / 69.8 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © n/a-ecom 2025. Produced for Urban Moves. REF: 1267390

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception Room
16' 1" x 13' 3" (4.90m x 4.04m)

Patio
11' 0" x 5' 2" (3.35m x 1.57m)

Kitchen
9' 10" x 8' 3" (3.00m x 2.51m)

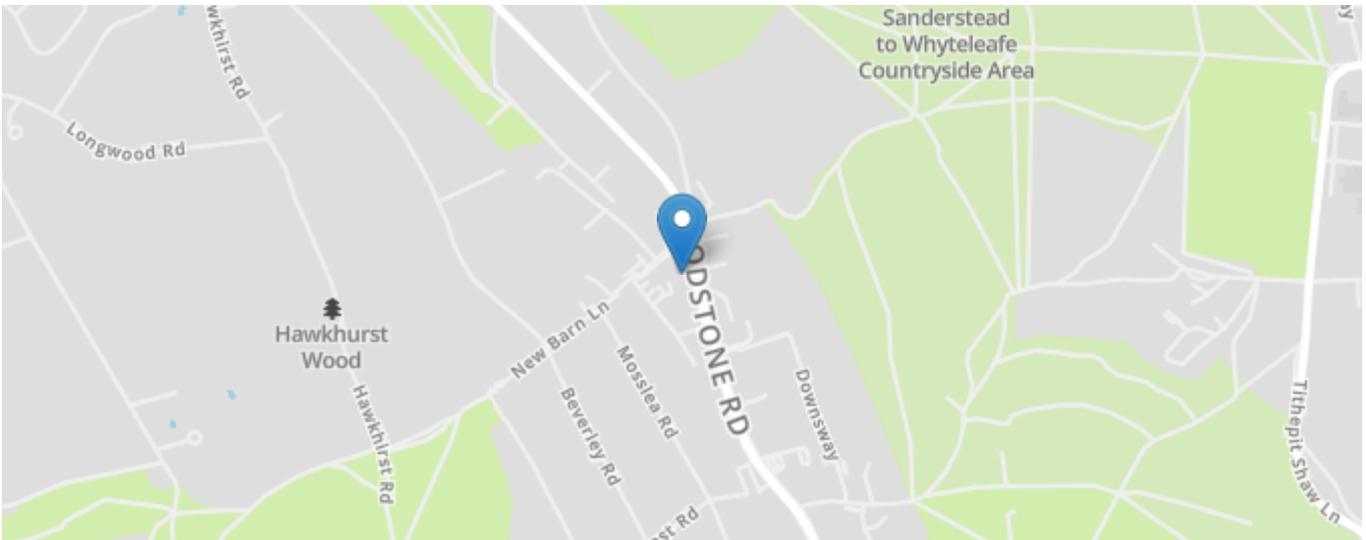
Bedroom 1
10' 9" x 10' 9" (3.28m x 3.28m)

En-Suite Shower Room
7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom 2
12' 4" x 11' 8" (3.76m x 3.56m)

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		
(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.