

£350,000 Leasehold

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



- First Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Juliette Balcony
- Parking Space
- Approx. 769 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Very Good Energy Efficiency Rating
- Short Walk to Whyteleafe/Upper Warlingham

GENERAL DESCRIPTION

This modern, first-floor flat has a reception room with wide-board wood flooring and a Juliette balcony. The semi-open-plan kitchen features attractive, handle-less units. Both bedrooms are comfortable doubles and one is en-suite to a high-spec shower room. There is also a stylish main bathroom and a built-in storage/utility cupboard accessed from the entrance hall. Well insulated walls, 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. Kenley Common and Hawkurst Woods are close by.

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

Service Charge: £ 146.86 per month (subject to annual review).

Ground Rent: £ 150.00 for the year.

Council Tax: Band D, Tandridge District Council.

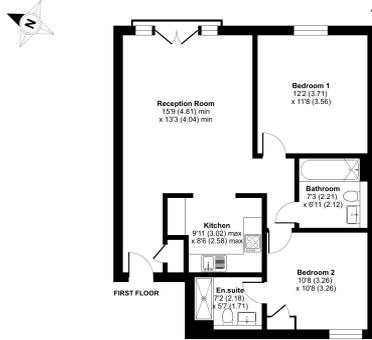
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

DIMENSIONS

Old Barn Lane, Kenley, CR8

Approximate Area = 769 sq ft / 71.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (incorporating International Primary Measurement Standards (IPMS) Residential), 1st December 2018. Produced for Urban Moves, REF: 188520

FIRST FLOOR

Entrance Hallway

Reception Room

15' 9" min. x 13' 3" min. (4.81m x 4.04m)

Kitchen

9' 11" max. x 8' 6" max. (3.02m x 2.58m)

Bedroom 1

12' 2" x 11' 8" (3.71m x 3.56m)

Bathroom

7' 3" max. x 6' 11" max. (2.21m x 2.12m)

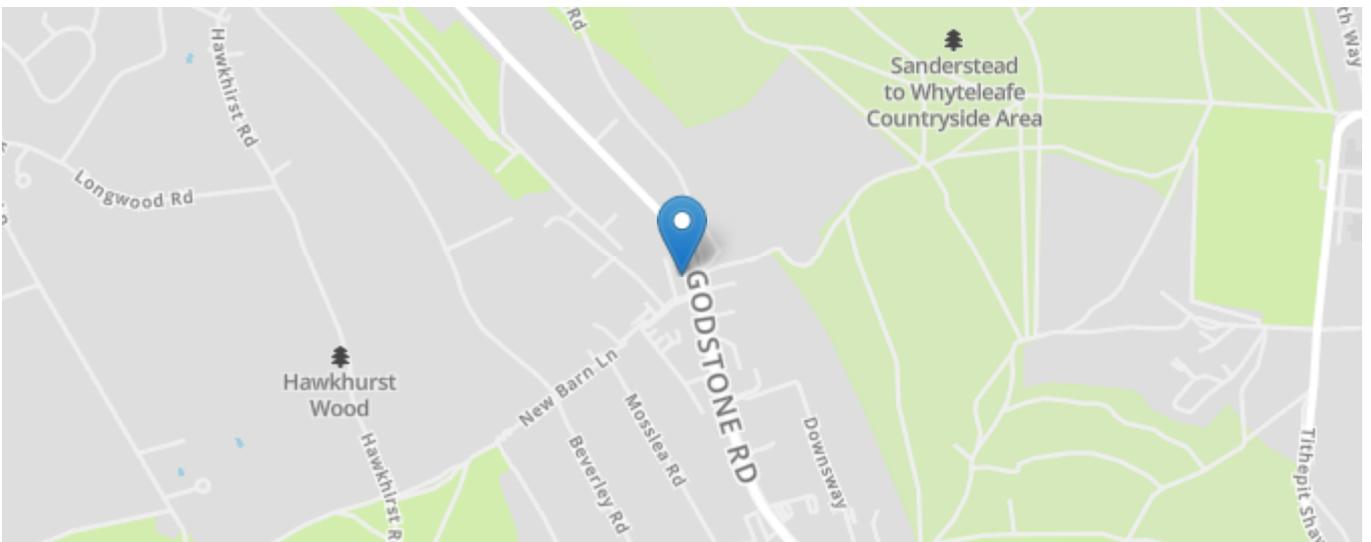
Bedroom 2

10' 8" x 10' 8" (3.26m x 3.26m)

En-Suite Shower Room

7' 2" max. x 5' 7" max. (2.18m x 1.70m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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.