



Asking Price: £165,000

Limpsfield Road | Warlingham | Surrey | CR6 9DX

Pollard Machin

estate agents since 1885

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A beautifully presented ground floor apartment enjoying direct access to the well-tended communal gardens, forming part of the highly regarded over 55's development, Harewood Court on Limpsfield Road in Warlingham. Offered for sale with no onward chain.

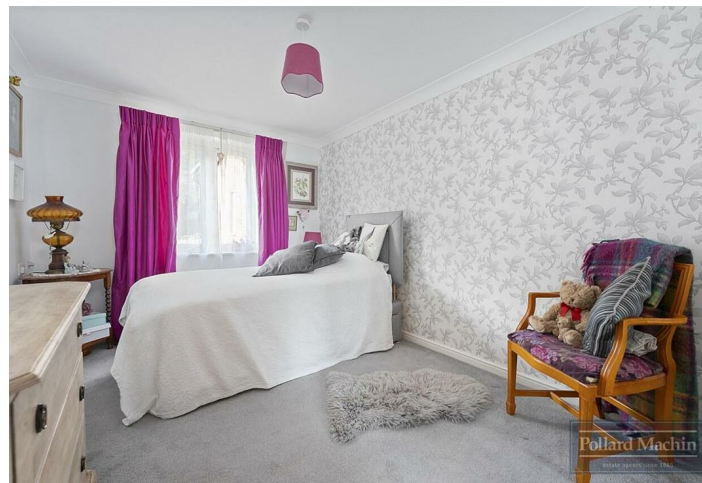
The apartment is well-proportioned, featuring a generous reception with sliding doors opening directly onto the communal gardens, creating a great sense of space and providing an attractive outlook throughout the year. The separate kitchen is a good size and offers ample storage and counter space, while the spacious double bedroom provides ample room for furniture and storage. A shower room and welcoming entrance hall complete the apartment.

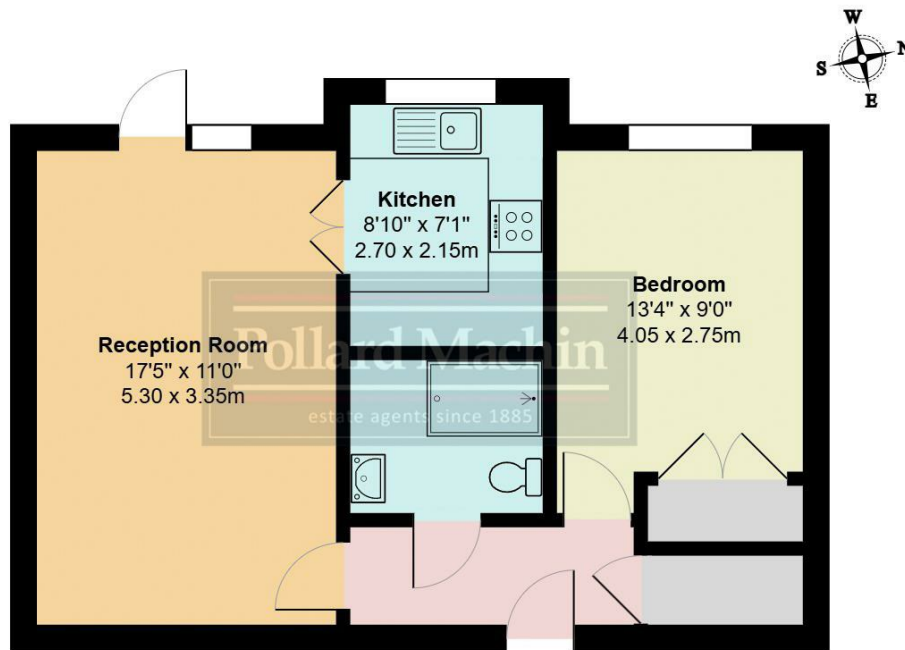
Harewood Court is a well-established and stylish over 55's development, with beautifully maintained communal areas and gardens. Residents benefit from a communal lounge, guest suite, laundry facilities, lift, residents' parking, secure entry system and a Development Manager, together with a 24-hour emergency call system for additional peace of mind.

The development is conveniently positioned for the everyday amenities of Warlingham, with Sainsbury's supermarket, doctors' surgery, local shops, cafés and the village green all within easy reach. Regular bus services provide convenient connections towards Croydon and surrounding areas, while Upper Warlingham and Whyteleafe stations offer further rail connections.

The property is offered chain-free and has approximately 106 years remaining on the lease.

The annual service charge is approximately £4,000 pa and ground rent is £500 pa. EPC Rating C. Council Tax Band D.





Ground Floor

Limpsfield Road Warlingham, CR6

Approx. Gross Internal Area 501sq ft / 46.5sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

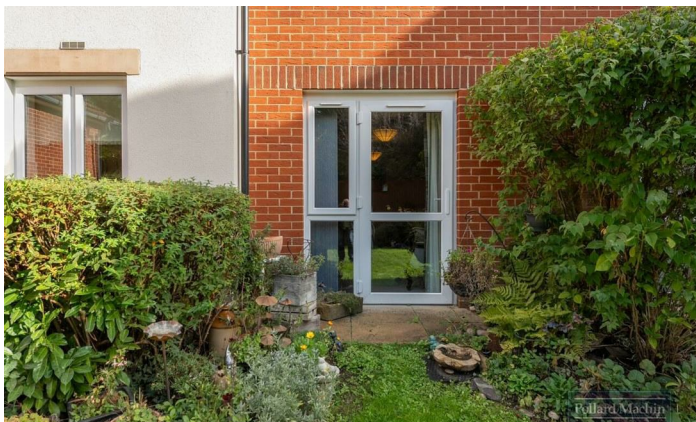
Key Features:

- Spacious one bedroom apartment
- Large reception
- Sliding doors to beautiful communal garden
- Generous double bedroom
- Good storage space
- Chain-free sale
- Communal facilities include lounge, kitchen and guest Suite
- Large Sainsbury's nearby

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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