Asking Price: Asking Price £375,000

Limpsfield Road | Warlingham | Surrey | CR6 9FA

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Ground Floor Prestigious Apartment Greenacres Lodge is a prestigious development of age-exclusive 1 & 2 bedroom apartments, ideally located in the heart of Warlingham village. This rarely available, spacious ground floor apartment enjoys a particularly desirable position, with direct access to a private patio and beautifully maintained communal gardens. EPC Rating C. Council Tax Band E.

The apartment offers generous single-storey accommodation and feels almost like an annexe adjoining the main building. The impressive lounge/dining room measures 21'4 x 10'6 and features patio doors opening directly onto the patio and communal gardens. The separate fitted kitchen has a window overlooking the gardens.

A spacious hallway provides two large storage cupboards and leads to two double bedrooms, both enjoying attractive garden views. The exceptionally large main bedroom measures 23'5 x 9'8 and benefits from fitted wardrobes and an en-suite bathroom. The second bedroom is currently set up as a dining room but could also be used as a study. A separate shower room with WC provides additional convenience.

Residents benefit from a Lodge Manager, 24-hour Careline support and communal parking. A separate guest suite is also available to hire for visiting family and friends.

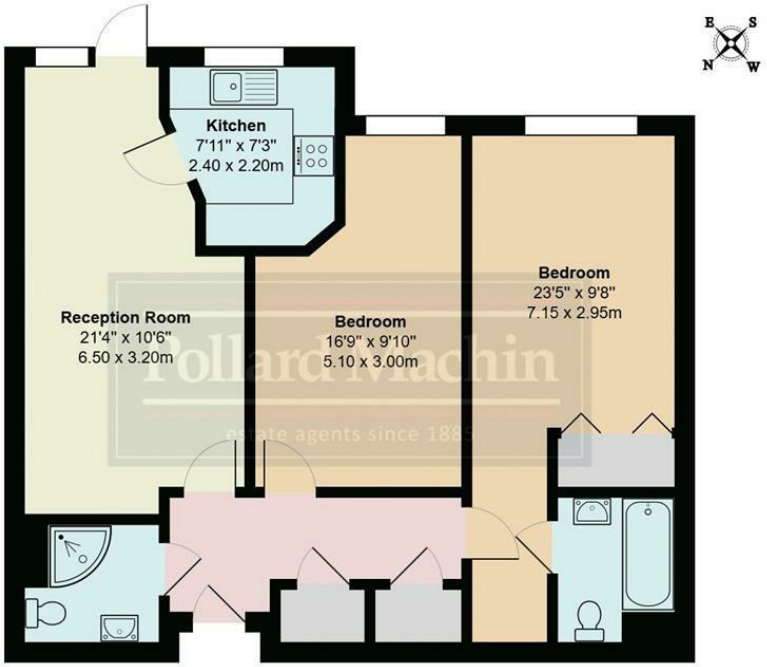
Greenacres Lodge is conveniently situated for Warlingham village, with its pubs, restaurants, independent shops, hairdressers and local Co-op. A short bus journey provides access to the larger Sainsbury's supermarket.

This Churchill Retirement Living apartment offers peaceful, low-maintenance living with excellent access to village amenities. One of the larger and more desirably positioned apartments within the development, the property must be viewed to fully appreciate its size and setting.

Lease - Expires 1/10/2140

Ground Rent - £408.55 twice yearly June and November

Service Charge - £3,117.61 twice yearly which includes water and ground source heating



Ground Floor

Limpsfield Road, Warlingham, CR6
Approx. Gross Internal Area 807.3sq ft / 75sq meters

Whilist 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:

- No Onward Chain
- Ground Floor Single Storey Annexe Style
- Two Double Bedrooms
- Ensuite Bathroom To Main Bedroom
- Overlooking Communal Gardens
- Guest Suite Available To Hire
- Communal Lounge
- Warlingham Village

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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