



**7 Aspen House, East Parkside, Warlingham, Surrey, CR6 9QU**

**Pollard Machin**  
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East Parkside  
Warlingham  
Surrey CR6 9QU

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Offers Over £500,000

#### Description

A well presented and spacious first floor three bedroom apartment built in 2003 boasting 1,257 square feet internally and underground parking for two cars, set in the sought after Greatpark development in Warlingham. EPC Rating B. Council Tax Band F.

#### Accommodation

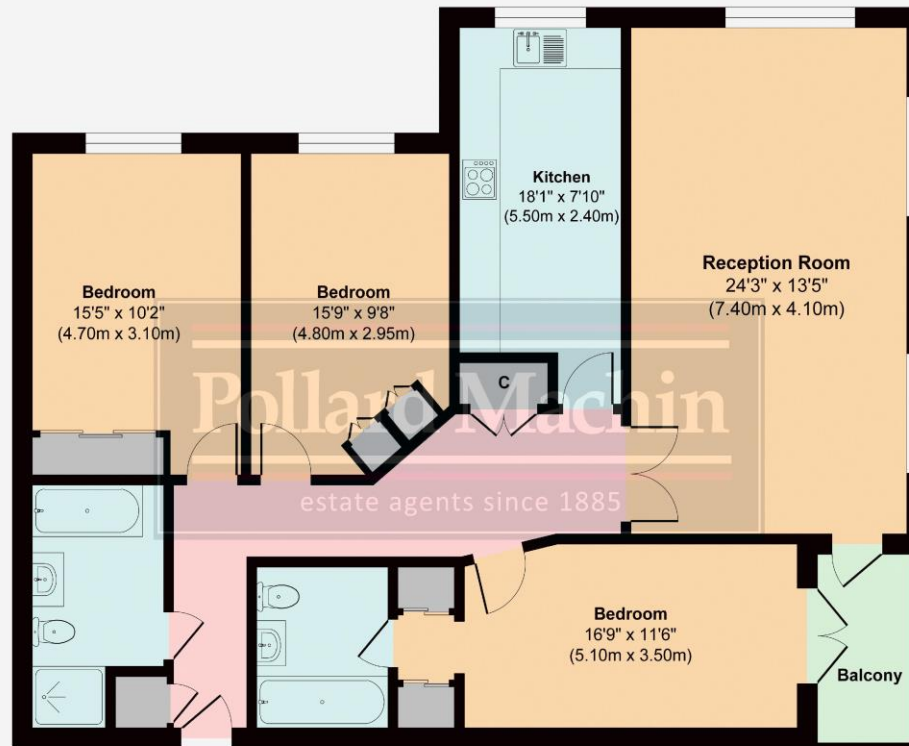
Spacious entrance hall, triple aspect large living room with balcony, modern fitted kitchen with integral high specification appliances, master bedroom with en suite bathroom and balcony, two further bedrooms with fitted storage and modern four piece family bathroom. There are two secure underground parking spaces allocated as well as an additional visitors parking to the front of the building.

Service charge approx. £2850.90 for the block p.a and approx. £709 p.a. for the estate. Ground rent approx. £200 p.a. Due to double on the 25th anniversary of commencement for the first 100 years. Next increase due in 3 years. Information supplied by the sellers to be verified through solicitors.

#### Location

Aspen House is situated within the prestigious Greatpark development in Warlingham built by the Berkeley Homes and set in a gated c. 84 acres of parkland surrounded by woodland ideal for country walks. Greatpark is within reach of Warlingham Village Green with its excellent range of local shops, restaurants and inns. Upper Warlingham railway station provides services to London Bridge and Victoria in approximately 30 minutes accessed via the 409 bus service. The M25/M23 can be reached at Godstone (Junction 6). Oxted and Caterham town centres offering a wider range of recreational, shopping and educational facilities are a short drive away. Local amenities include golf at nearby Farleigh, North Downs and The Woldingham Golf Courses, tennis and cricket clubs. There are also several local pubs including The Bull Inn, The Harrow Inn and The White Bear.





First Floor

**Aspen House, 12 East Parkside, Waringham, CR6**  
**Approx. Gross Internal Area 1,257 sq. ft / 116.80 sq. 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 show.  
 Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





Viewings Strictly by Appointment Only

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