



29 Langton House , 126 Westhall Road, Warlingham, Surrey, CR6 9HF

Pollard Machin

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£450,000

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Description

Situated on the second floor of the sought-after Langton House, this well-proportioned two-bedroom retirement apartment offers a perfect blend of comfort, practicality, and convenience for those seeking independent living in a friendly community environment.

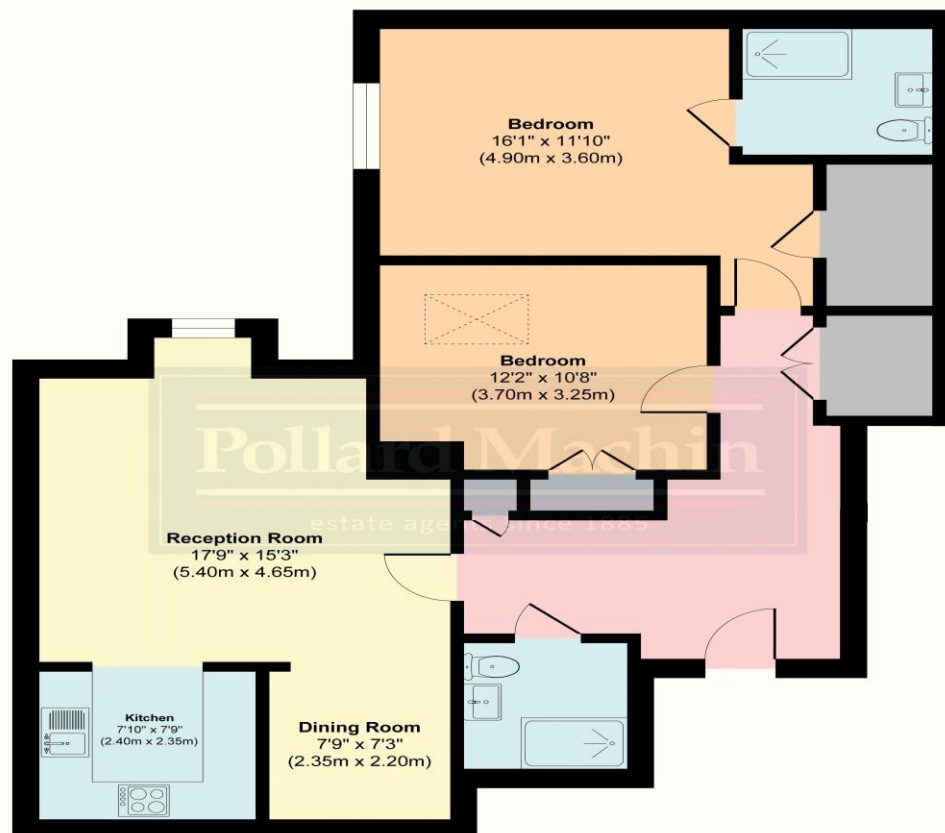
Boasting an approximate internal area of 1,003 sq. ft. (93.14 sq. m.), this home provides generous living accommodation throughout.
Ground Rent - £495 PA. Service Charge £4567 PA. Lease Length 994 Years Left.

Langton House offers a secure entrance system, intruder alarms, fire safety equipment and lift service to all floors, ensuring ease of access. Community benefits include the use of beautifully landscaped front and rear gardens with ample seating areas; residents lounge with TV and WI-FI and regular organized entertainment events. On-site House Manager services are also provided as part of the annual service charge.

Location

Langton House is ideally positioned on Westhall Road, just a short distance from Warlingham village centre, with its array of local shops, amenities, and excellent transport links. The property is well connected by bus routes and nearby rail services, making it easy to access surrounding areas and central London.





Second Floor

Langton House, Westhall Road, Warlingham, CR6
Approx. Gross Internal Area 1,003 sq. ft / 93.14 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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.



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