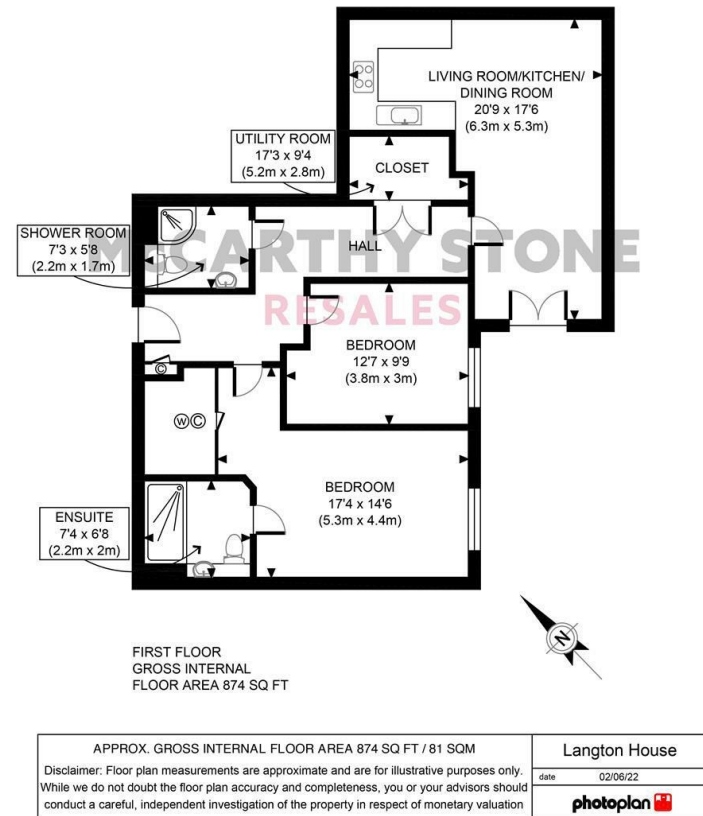


McCARTHY STONE RESALES

21 LANGTON HOUSE

WESTHALL ROAD, WARLINGHAM, CR6 9HF



COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A stunning and beautifully presented first floor, two double bedrooms, two shower rooms retirement living apartment at Langton House set within amazing landscaped gardens.

This rarely available apartment should truly be seen and fully appreciated.

PRICE REDUCTION

ASKING PRICE £430,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WESTHALL ROAD, WARLINGHAM

2 BEDROOMS £430,000

SUMMARY

Langton House was exclusively designed by McCarthy & Stone purpose built for retirement living. The development consists of 33 two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartments feature modern fully fitted kitchens, two spacious bedrooms, two shower rooms and lounge with a balcony. The development includes a Homeowners' lounge and landscaped gardens. Each apartment comes with its own allocated parking space.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fee applies - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ENTRANCE HALL

Front door with spy hole and letter box leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the

hallway there is a door to a utility room. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the two bedrooms, living room and shower room.

UTILITY ROOM

Fitted with tiled flooring and shelving housing the hot water tank, Vent-Axia system and the BOSCH washer/dryer.

LIVING ROOM

A stunning living room of excellent proportions with glazed patio doors opening to a juliet balcony overlooking the landscaped gardens and a southerly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Leads into the modern fully fitted kitchen.

KITCHEN

Modern fully fitted kitchen with an excellent range of low and eye level units and drawers with co-ordinated work surfaces. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven, fitted NEFF microwave, ceramic hob, cooker hood and integral fridge freezer and under pelmet lighting.

BEDROOM ONE WITH EN-SUITE SHOWER ROOM

A larger than average double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, window overlooking the landscaped gardens, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower. Underfloor heating and grab rails. WC and Vanity unit with sink, heated towel rail, illuminated mirror and shaver socket. Emergency pull cord.

BEDROOM TWO

Well proportioned second double bedroom with window overlooking the gardens. Ceiling lights, TV and phone point.

SHOWER ROOM

Tiled with slip resistant floor tiling, glazed shower cubicle. Underfloor heating and grab rails. WC and vanity unit with wash hand basin, mirror, heated towel rail, and shaver socket. Emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £4,386.26 per annum (for financial year end 31/03/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

Lease Length: 999 years from 1st Jun 2018

Ground Rent: £495 per annum

Ground Rent review date: Jun 2033

CAR PARKING

Each apartment has its own allocated car parking space.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

