

2 Redvers Court

Redvers Road, Warlingham, Surrey, CR6 9JW



PRICE: £180,000

Lease: 125 years from 1990

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR OFFERING TRIPLE ASPECT DINING AREA IN THE LOUNGE

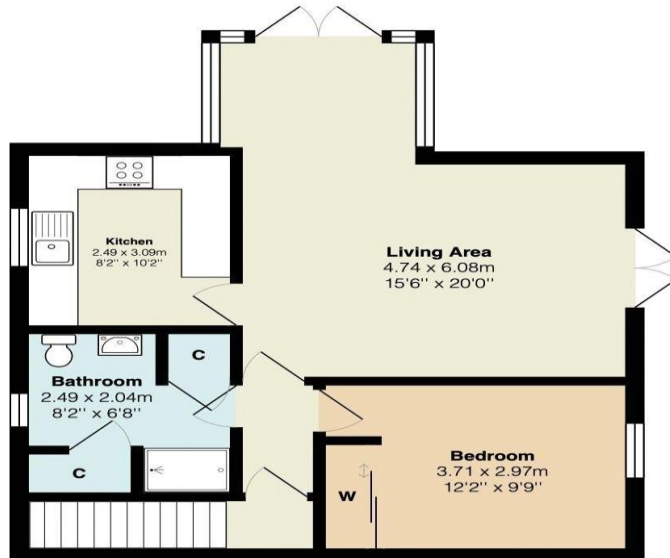
Redvers Court comprises 19 properties arranged over 2 floors. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- ❖ Visiting Development Manager
- ❖ Communal Garden
- ❖ 24 hour emergency Appello call system
- ❖ Minimum Age 60
- ❖ Lease : 125 years from 1990
- ❖ Service Charge £3,064.37 Ground Rent £0.00



**For more details or to make an appointment to view, please contact
Mandy Bolwell**

Flat 2 Redvers Court



Total Area: 57.4 m² ... 618 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/3/25

Annual Ground Rent:

£0.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£3,064.37

Council Tax Band:

D

Event Fees:

0.00 Transfer

0.00 Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.