

Whyteleafe Hill, Whyteleafe, CR3 0FA

Offers in excess of £250,000

*Mc.* MONOCHROME | HOMES



# PROPERTY SUMMARY

## OVERVIEW

A modern well-kept one-bedroom apartment, situated in the heart of Whyteleafe. The property is modern and spacious throughout.

### ACCOMODATION

Located on Whyteleafe Hill, this well proportioned property offers a spacious living space ideal for first-time buyers and investors. The open-plan living/dining and kitchen area is perfect for modern living. The kitchen comes with plenty of storage space and room for fitted appliances. The property features high ceilings and large windows, creating a bright and open living space. The modern bathroom is spacious and has a bath with a shower, toilet, and sink. The bedroom is a good-sized double. This property also offers allocated parking as well as visitor bays. With a balcony, underfloor heating, lift access, and an intercom system, this well-presented and modern home has a lot to offer.

### LOCATION

Whyteleafe provides a peaceful retreat from the busy city life, while still being under half an hour from London Victoria or London Bridge, and less than an hour from the famous coastal town of Brighton. It's also conveniently close to Gatwick Airport. Whyteleafe Hill is situated in an ideal location, within a short walk to mainline train stations including Whyteleafe and Upper Warlingham. It's also on the bus route of the 407, which offers direct access to Croydon for commuters. The property is conveniently located near shops, pubs, and restaurants.

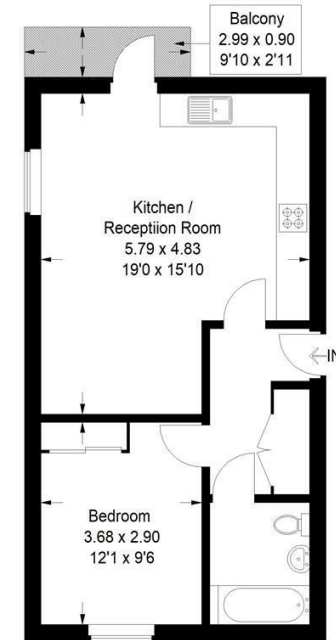
### DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

## Arlington Lodge, CR3

Approximate Gross Internal Area  
49.2 sq m / 530 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1105937)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	
		78 78		EU Directive 2002/91/EC	

5C HIGH STREET, CATERHAM, SURREY, CR3 5UE

T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK