



**Edward House Hillbury Road, Warlingham CR6 9TP**

**welcome to**

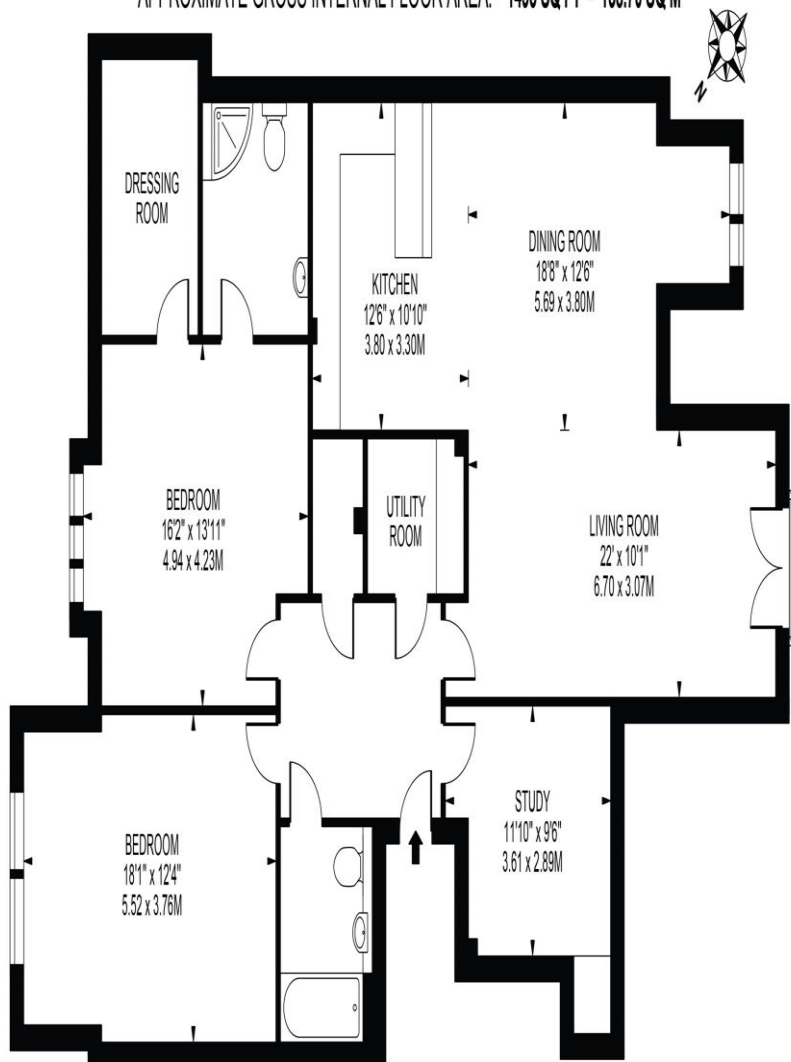
## **Edward House Hillbury Road, Warlingham**

Edward House is built to the usual high Chartwell specification with bespoke designed kitchens with quartz composite stone worktops, integrated high spec appliances, luxury family bathrooms & en-suite shower rooms with contemporary white sanitaryware & ceramic floor/wall tiles. Each apartment designed with a large open plan reception living room with stunning views at the front of the building overlooking beautiful green belt land and stunning landscaped communal gardens to the rear. The ground floor apartments each have their own individual private patio areas/gardens with two apartments boasting their own private entrances whilst a selection of the upper floor apartments have Juliet balconies at the rear & all apartments have access to a beautifully landscaped communal garden. The apartments are provided with luxury en-suite shower rooms, fully fitted wardrobes for the master bedrooms with a select few having a separate dressing area. The development further benefits from underfloor heating, colour video entry phone, a lift, one allocated private parking space per apartment with four visitor bays, offered to the market with a share of the freehold & a 10 year Buildzone structural warranty as well as a 2 year developer defects warranty.



# EDWARD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1493 SQ FT - 138.70 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.





welcome to

## Edward House Hillbury Road, Warlingham

- Two & Three Bedroom Apartments/Maisonettes
- Brand New Bespoke Kitchens
- Luxury En-Suite Shower Rooms & Luxury Family Bathrooms
- Share Of Freehold
- Lift Access

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £755,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://barnardmarcus.co.uk/Property/SAN107110) barnardmarcus.co.uk/Property/SAN107110



Property Ref:  
SAN107110 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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