



Valley Heights The Mount, Warlingham CR6 9JF

welcome to

Valley Heights The Mount, Warlingham

The property comprises of a large reception area seamlessly integrates with a modern fitted kitchen, complete with high-quality integrated appliances and a stylish island, a private balcony offers picturesque views of the valley, perfect for relaxing or entertaining. There are three double bedrooms, two of the bedrooms include luxurious en-suite bathrooms/shower rooms, while the master bedroom boasts floor-to-ceiling fitted wardrobes and its own private balcony. The property also benefits from an elegant family shower room which adds convenience and two allocated parking spaces. The apartment is offered to the market chain free, ensuring a smooth transaction process.

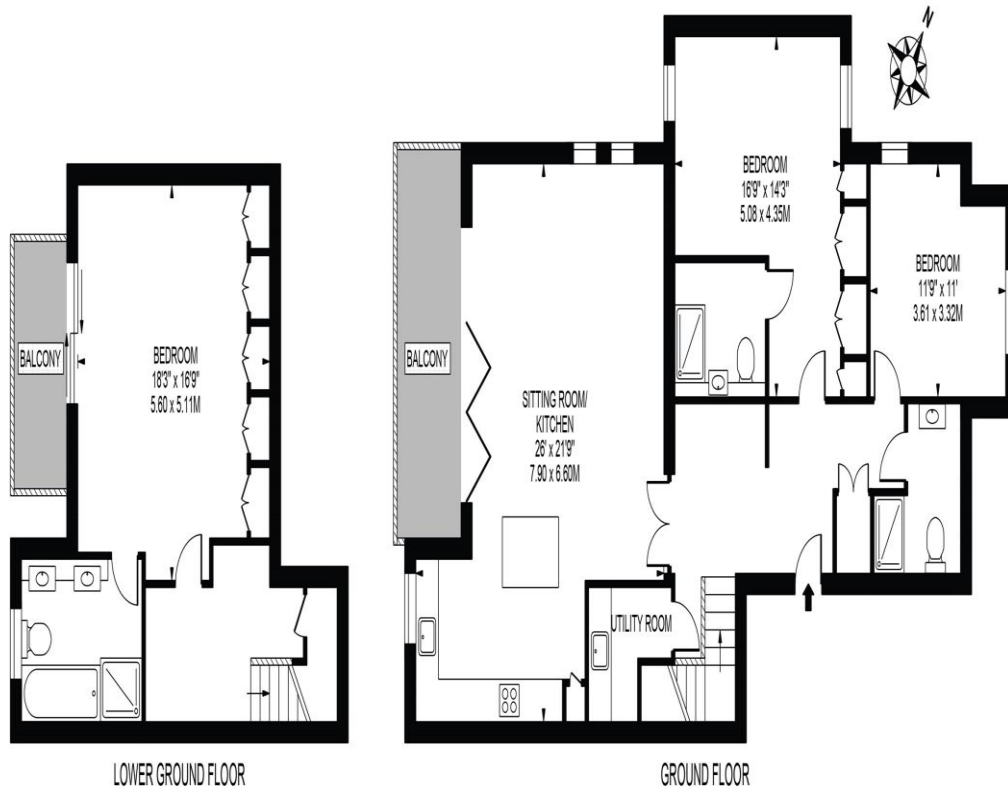
The property is situated in the heart of Warlingham which is a very popular hub for Coffee Shops, restaurants, boutique shops and a Tesco Express along with some popular public houses such the White Lion and The Horseshoe. The property is conveniently located for Upper Warlingham Station which provides fantastic links into London plus you a short distance from the M25/M23. The property is surrounded by greenery with local parks, woodlands and golf courses on your doorstep plus many popular Schools whether that be primary or secondary.

Call now to book in your viewing.



VALLEY HEIGHTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1618 SQ FT - 150.34 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.
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Valley Heights The Mount, Warlingham

- Duplex Apartment
- Three Double Bedrooms
- Spacious Open Plan Reception Room
- Modern Fitted Kitchen With Island
- Three Luxury Bathrooms/Shower Rooms

Tenure: Leasehold EPC Rating: C

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.

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107214



Property Ref:
SAN107214 - 0003

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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