



**Wren Court Limpsfield Road, Warlingham CR6 9RL**



**welcome to**

## **Wren Court Limpsfield Road, Warlingham**

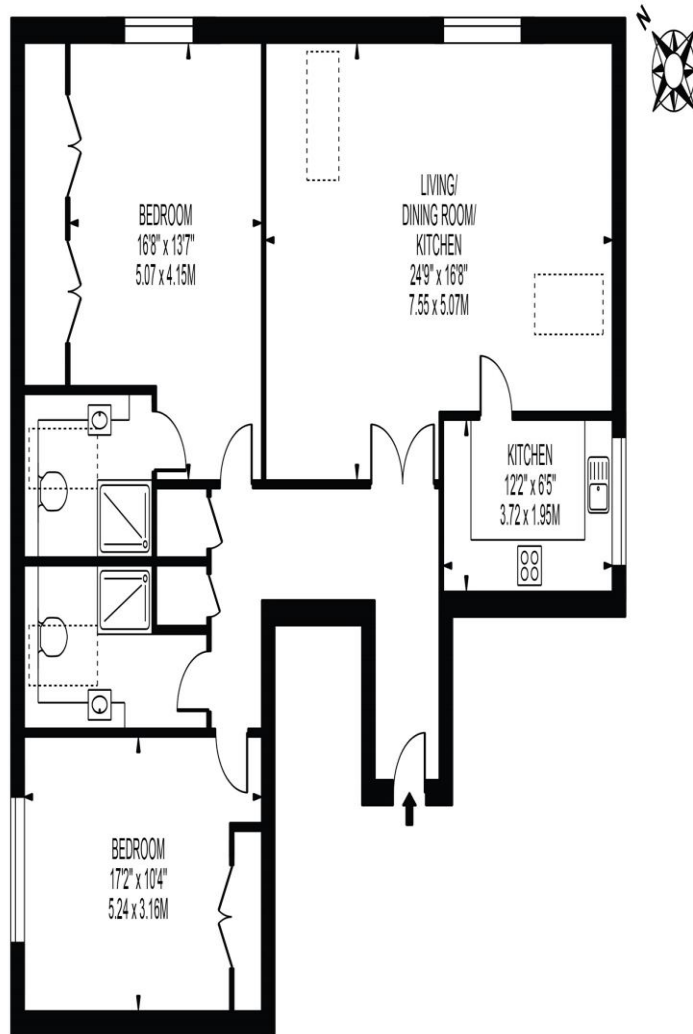
A two bedroom top floor retirement apartment boasting 1197 square foot comprising of a large reception room, separate kitchen, two double bedrooms with master benefiting from a en-suite shower room and a second bathroom servicing bedroom two. The property has lift access, communal gardens, warden assisted and communal lounge. The property is offered to the market chain free. The apartment is perfect for someone downsizing locally who requires everything on their doorstep.

Wren Court is situated in the heart of Warlingham Green 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.



# WREN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1197 SQ FT - 111.20 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**

## **Wren Court Limpsfield Road, Warlingham**

- Two Bedrooms
- Spacious Reception Room
- Separate Fitted Kitchen
- Two Bathrooms/Shower Rooms
- Communal Lounge

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£250,000**



Please note the marker reflects the postcode not the actual property

**check out more properties at [barnardmarcus.co.uk](http://barnardmarcus.co.uk)**



Property Ref:  
SAN107486 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**020 8651 6363**



[sanderstead@barnardmarcus.co.uk](mailto:sanderstead@barnardmarcus.co.uk)



Station Approach, Sanderstead, SOUTH CROYDON, Surrey, CR2 0PL



**[barnardmarcus.co.uk](http://barnardmarcus.co.uk)**