

2 Bedroom Retirement Property

Limpsfield Road, Warlingham, CR6 9DX

Offers in Region of

£180,000



- 2 Double Bedrooms
- No onward chain
- Communal Lounge & Garden
- Over 60's
- Onsite Warden
- Council Tax Band: E
- Lease Years: 107
- Lift to all floors
- Guest Suite
- Communal Laundry
- Residents Parking
- Event Programme
- Ground Rent: £595.00
- Service Charge: £5703.70



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Hannah James Estates are proud to present this well presented, first floor, apartment, with two double bedrooms and no onward chain. Harewood Court is conveniently situated within a short walk of the ever popular Warlingham Green and provides a secure and friendly environment for all residents and is designed exclusively for the over 60s.

The property comprises an entrance hall with a entry-phone system and two storage cupboards. Leading from the hall is the bright and spacious living / dining room with direct access to the fully fitted kitchen with built-in appliances. The property offers two good sized double bedrooms, with the master bedroom having built-in wardrobes The bathroom is fitted with a 3 piece suite including a bath, WC, washbasin, bath and shower cubical.

Communal facilities include a residents lounge and kitchen, laundry room and visitors guest suite. There is residents parking and well-presented communal gardens. The communal lounge and kitchen can also be reserved for family occasions and for those who like to socialise, there is an ever-changing programme on offer where residents can enjoy afternoon teas, a book club, games nights, bingo and coffee mornings.

If you are reliant on public transport, Harewood Court will keep you well connected with the 403 bus stopping just a stones throw away, making commuting or exploring the surrounding areas effortless.

All you could need is on hand at Warlingham Village; gastro pubs, well renowned GP surgeries, cafes, an award-winning restaurant, hairdressers, barbers, a Post Office as well as a large Sainsburys supermarket only a 3 minute walk away.

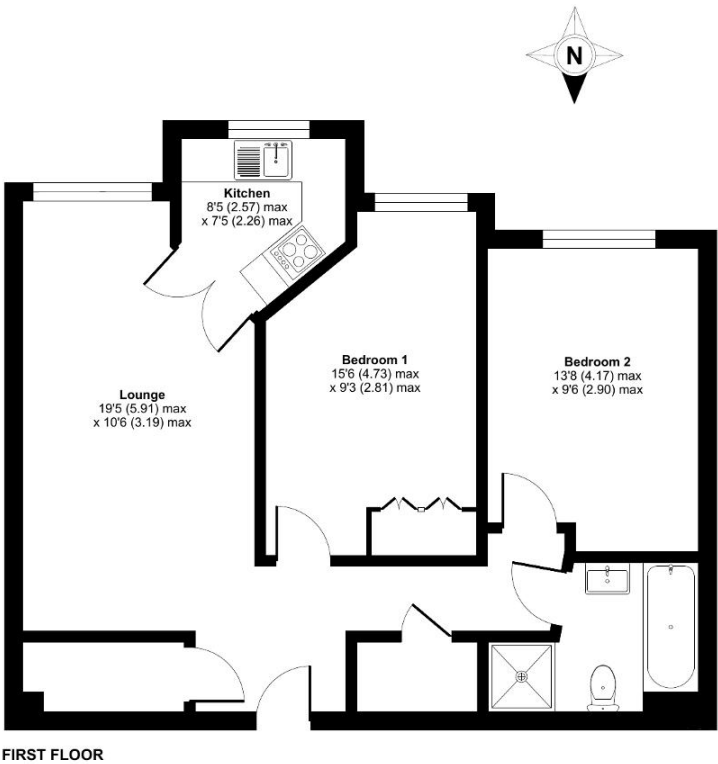






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Approximate Area = 699 sq ft / 64.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hannah James Estates. REF: 1285446

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.