



WREN COURT, LIMPSFIELD ROAD
WARLINGHAM, SURREY, CR6 9RL

FLAT 27 WREN COURT, 303 LIMPSFIELD ROAD WARLINGHAM, SURREY, CR6 9SD

This two bedroom apartment is situated on the top floor of a popular, warden assisted block. The property is deceptively spacious with a large, light and airy lounge, well equipped fitted kitchen, two double bedrooms (one of which has ensuite facilities) and a further bathroom with an adapted accessible bath. Wren Court has a large residents lounge and beautifully maintained gardens for communal use. Located on the Limpsfield Road close to the bus stop and a level walk from Warlingham Green where local amenities can be found including convenience stores and coffee shops. Viewing is highly recommended.

Tenure: Leasehold

Lease Length : Approx 109 Years Remaining (as Of Nov 22)

Local Authority: Tandridge District Council

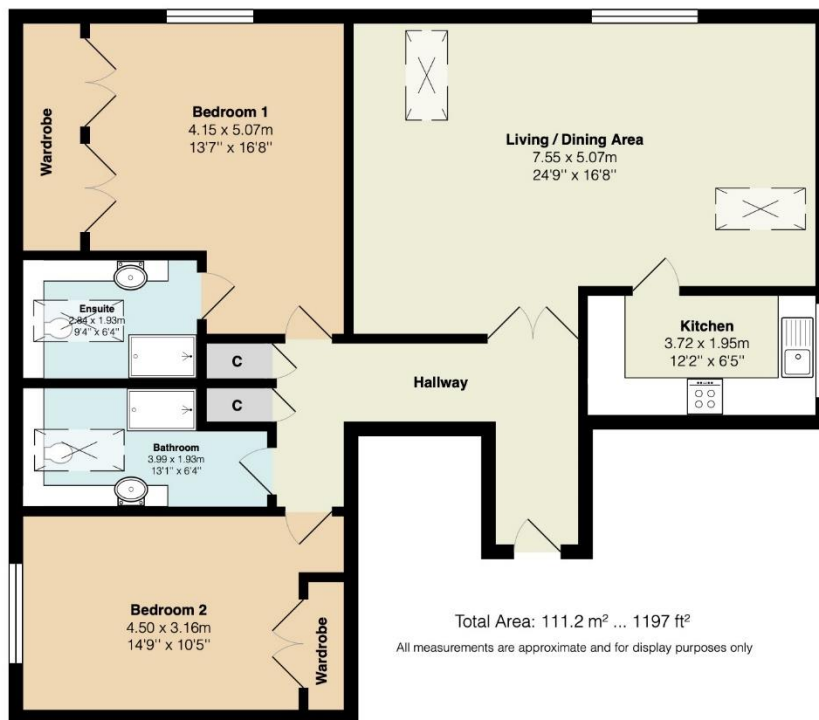
Council Tax Band: E

Maintenance Fee: Approx £4000 per annum

Ground Rent: Approx £500 per annum

EPC Rating: B

27 Wren Court



SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772