



**RAYNERS**  
TOWN & COUNTRY

**ASPEN HOUSE, EAST PARKSIDE**  
WARLINGHAM, SURREY, CR6 9QU



# 7 ASPEN HOUSE

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Guide Price of £535,000

This spacious first floor apartment is located in Great Park and overlooks the lovely communal parkland that extends to 83 acres. The development was constructed in 2002 and is entered via automatic gates. The landscaped grounds include a cricket pitch, a pavilion and a children's play area as well as extensive grassed areas and mature trees.

The apartment has three double bedrooms one of which has an ensuite bathroom, an additional bathroom with bath and separate shower, a large lounge/dining room and a modern fitted kitchen. In our opinion the property offers light, airy and spacious accommodation with scope for the incoming purchaser to make it their own. There is a private balcony that can be accessed from the bedroom and also the lounge. Two secure, underground parking spaces are allocated to this property as well as additional visitors parking to the front of the building.

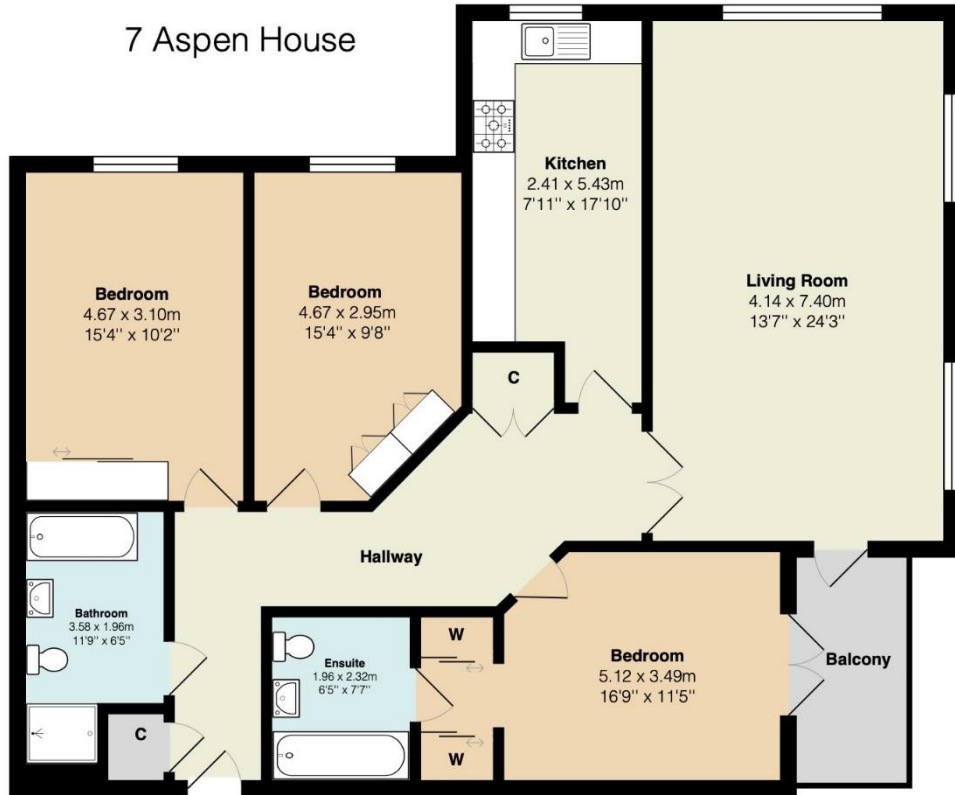
Adjacent to extensive Green Belt countryside, Great Park is located on the outskirts of Warlingham Village where a good range of local shops, amenities and bus services are found. Caterham town centre is 4 miles away and there is good access to Croydon Town Centre. Whyteleafe and Upper Warlingham train stations (Zone 6) provide regular, excellent commuter links to Central London (London Bridge and Victoria). Warlingham is within reach of both Gatwick and Heathrow airports via the M25.







## 7 Aspen House



Total Area: 119.6 m<sup>2</sup> ... 1288 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



**Tenure:** Leasehold

**Lease length:** Approx 977 years remaining as of August 2023

**Local Authority:** Tandridge District Council

**Council Tax Band:** F

**EPC Rating:** B

**Service Charge:** approx £2850.90 for the block per annum payable half yearly and approx £709.04 per annum for the estate payable half yearly

**Ground Rent:** Approx £200 per annum payable half yearly (Please note Ground Rent Due to double on the 25<sup>th</sup> anniversary of the commencement to the first 100 years (Next Increase due in 3 years))

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### VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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

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