



RAYNERS
TOWN & COUNTRY

**HAREWOOD COURT, LIMPSFIELD ROAD
WARLINGHAM, SURREY, CR6 9DX**

31 HAREWOOD COURT, 545 LIMPSFIELD ROAD

WARLINGHAM, SURREY, CR6 9DX

Asking Price £200,000

This two bedroom second floor MCarthy & Stone retirement apartment benefits from a communal lounge, visitors guest suite and a laundry room. as well as a level landscaped communal gardens and car park. The property is a good size and has been well maintained throughout.

Harewood Court is conveniently located with Sainsbury's supermarket only a few hundred yards away and further shops and amenities in Warlingham Village itself, including a post office, chemist, , library, hairdresser's and a range of pubs and cafes. There is a regular bus service to Croydon and the surrounding area. The M25 motorway is accessed at Junction 6 approx. four miles away, whilst mainline railway stations at Upper Warlingham and Whyteleafe are approx. one and half miles away. Harewood Court is within easy access to greenbelt countryside and there are various recreational facilities locally, including golf and bowls.



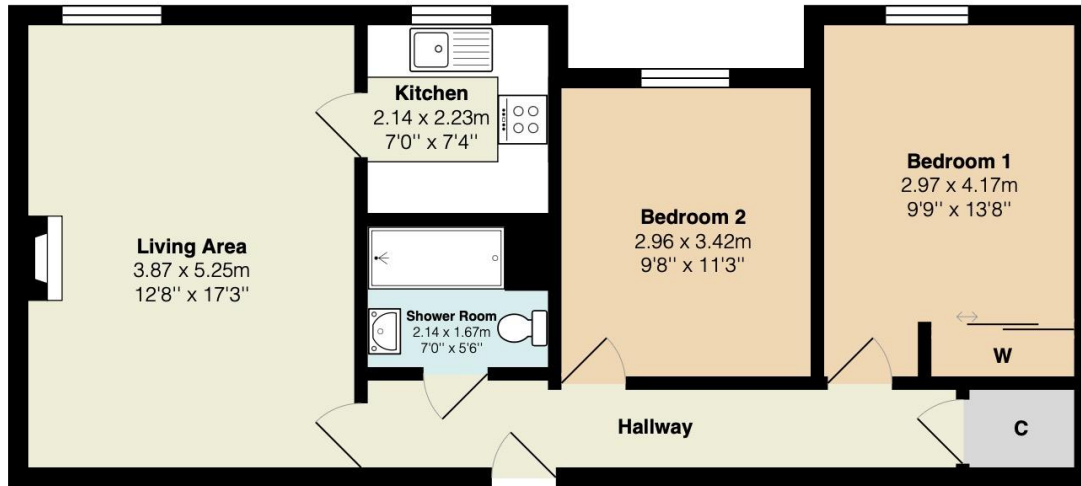


Communal Grounds



Communal Lounge

31 Harewood Court



Total Area: 62.7 m² ... 674 ft²

All measurements are approximate and for display purposes only

Tenure: Leasehold
Lease Length: 125 years from 1st Feb 2008 approx 109 years remaining (as of January 2024)
Local Authority: Tandridge District Council
Council Tax Band: E
EPC Rating: B
Service Charge: approx £5652 per annum paid in two instalments
Ground Rent: approx £600 per annum paid in two instalments
This will all need to be verified through solicitors

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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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