



REDVERS COURT, REDVERS ROAD  
WARLINGHAM, SURREY, CR6 9JW

## 2 REDVERS COURT, REDVERS ROAD WARLINGHAM, SURREY, CR6 9JW

Guide Price £189,950

Are you over 60? If so Redvers Court is a popular retirement development attractively planned with a variety of apartments and cottages within a short walk of Warlingham village with its range of amenities. Number two is a spacious one bedroom first floor flat with its own front door and private entrance. The triple aspect sitting and dining room with lovely views is a particular feature of this apartment. The property has been completely modernised throughout by the current owner and now provides a modern fitted and integrated kitchen, wet room/bathroom and double bedroom with fitted wardrobe. This delightful home will attract those buyers who are looking for independent living whilst having the reassurance and safety of the 24 Hour Care Alarm Service. Externally, there are level, well-tended communal gardens, direct access to School Common and a Residents Parking Area.

**Tenure: Leasehold**

**Lease Length approx 89 Years Remaining (as of Feb 24)**

**Local Authority: Tandridge District Council**

**Council Tax Band: D**

**Maintenance Fee: Approx £ 2970.32 per annum (We have been advised by the seller that this includes the ground maintenance and communal areas and weekly visit by a warden)**

**EPC Rating: C**

**This will all need to be verified through solicitors**

Flat 2 Redvers Court



Total Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### 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

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