



RAYNERS
TOWN & COUNTRY

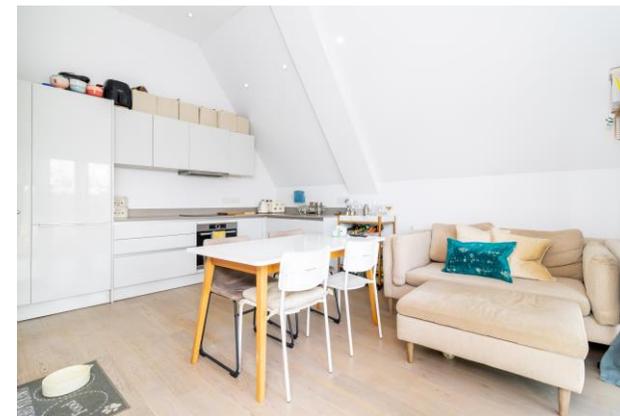
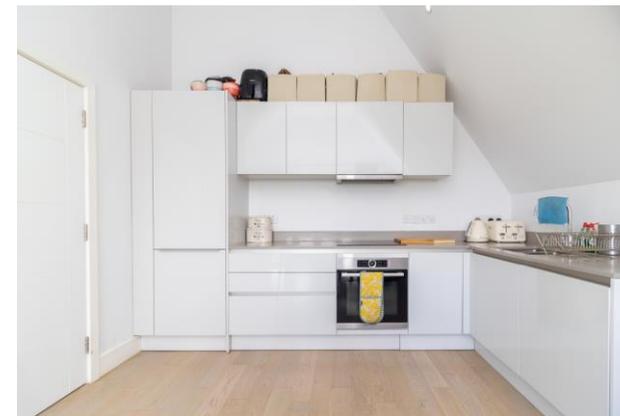
UPPER VALLEY VIEW, WESTVIEW ROAD
WARLINGHAM, SURREY, CR6 9JD

FLAT 4 UPPER VALLEY VIEW, 25 WESTVIEW ROAD

WARLINGHAM, SURREY, CR6 9JD

Guide Price £355,000

Newly converted in 2019 this modern two bedroom split level apartment is presented in good order throughout. The property benefits from its own front door and offers attractive features including vaulted ceilings and a split level layout. The accommodation includes two double bedrooms, a well appointed bathroom and an open plan kitchen/reception room with absolutely spectacular panoramic westerly views across the valley. There is an allocated parking space. Located on a quiet residential road within walking distance to Upper Warlingham Station and close to local amenities including a popular selection of coffee shops and restaurants. Viewing is highly recommended.





Flat 4 Westview Road



Total Area: 62.5 m² ... 673 ft²

All measurements are approximate and for display purposes only



Tenure: Leasehold

Lease Length: 125 years from January 2019 approx 120 years remaining (as of May 2024)

Local Authority: Tandridge District Council

Council Tax Band: D

EPC Rating: C

Service Charge: approx £1100 per annum

Ground Rent: approx. £350 per annum (Ground rent approx doubles every 20 years from January 2019)

This information has been provided by the seller and will need to be verified through a solicitor.

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. R.772

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