



RAYNERS
TOWN & COUNTRY

TIMPANI HILL, HILLBURY ROAD
WARLINGHAM, SURREY, CR6 9BS

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GUIDE PRICE £350,000

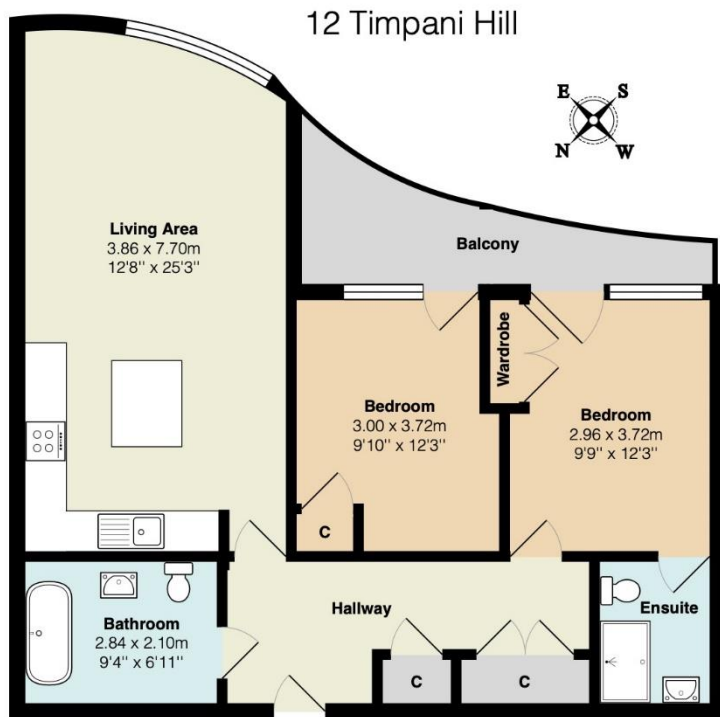
Set in a Private Gated Development, this Spacious 2 Double Bedroom Apartment (approx. 807 sq.ft.) has an open plan kitchen/living room area with an island that provides seating for four people. The main bedroom benefits from an en-suite bathroom and there is an additional family bathroom too. Externally the property has a Private Balcony which is accessed via both bedrooms. There is also allocated Parking set in 4 acres of attractive, private wooded communal grounds. Eco-Friendly Features include Very Low Running Costs and benefitting from an energy efficient heat pump that supports underfloor heating in all rooms.

Constructed in 2011, with Modern Contemporary Styling, the Development comprises just 14 Individual Apartments, is extremely sought after, being only 3/4 mile from Upper Warlingham Train Station providing fast services to The City and Central London (ideal for Commuters) and yet close to the very popular village centre. The property itself is presented in excellent order throughout.

FOR YOUR INDIVIDUAL VIEWING APPOINTMENT, CALL 01883 622258.







Total Area: 74.9 m² ... 807 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Tenure: Leasehold

Lease Length: 125 years from 2011 so approximately 112 years remaining

Local Authority: Tandridge District Council

Maintenance charge: approx. £3432 per annum

Ground rent: £300per annum

Council Tax Band: E

EPC Rating: C

This information has been provided by the seller and will 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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