



Apartments 1-5 , 44 The Green

WARLINGHAM, SURREY

An exclusive development of just five new & renovated one and two bedroom 'boutique style' luxury apartments occupying an enviable location right in the heart of Warlingham Village.

Contemporary convenience in a village location

RAYNERS
TOWN & COUNTRY

44 THE GREEN

LOCATION LOWDOWN

A small exclusive development of only five apartments overlooking the village green at the heart of Warlingham Village. Shops, cafes, pubs and restaurants are all close by along with easy access to both Upper Warlingham and Whyteleafe train stations approximately 1.5 miles distant.

READY TO MOVE INTO

- 1 & 2 bedroom luxury apartments
- 2 bedroom duplex apartments with roof terrace
- High specification
- Security features
- Parking
- Share of freehold (998 years remaining on lease)
- Centre village location and all you need close by

Marketed by:

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Internal Fixtures and Fittings

Contemporary skirtings

Carpeting to stairs in duplex apartments

Herringbone wood effect vinyl tile flooring to hallway and living areas

High Quality internal doors with brass effect door furniture

Double glazed upvc windows BSW window system



External Features

Private allocated parking space to each
apartment
with electric vehicle charging point
Cycle store



Specification

Kitchens

Premium Range Howdens 'Shaker style' kitchen units with quartz worktops

A range of integrated appliances including Zanussi multi-function oven and induction hob, Lamona fridge/freezer, washing machine and dishwasher

Quooker tap for instant boiling water and filtered water

Bathrooms & En-suites

Kaldenei Sanitary ware and heated towel rails

LVT Flooring

Contemporary wall tiling

Heating and electrical

Gas fired central heating

Apartments 2,3,4 with combination boiler

Apartment 1 and 5 with pressurized cylinder boiler

Security

Video entry screens to each apartment







WARLINGHAM VILLAGE

One of the most desirable locations in the Surrey Downs, Warlingham Village is both picturesque and historic - you will find a variety of shops , restaurants and pubs as well as a great number of sports and recreational Clubs.



Leisure and recreation

One of Warlingham's charms is offering the best of town and country with a wide range of amenities nearby and a train journey to London in just over half an hour. If you prefer some relaxing 'vibes', it is within close proximity to beautiful open countryside and a range of recreational facilities including golf, cricket, rugby, horse riding, great walks and cycling to name a few.

Popular with commuters

Warlingham provides excellent transport links being less than 5 miles from the M25/M23 motorways and offers easy access to Gatwick and Heathrow Airports and is only 5 miles from central Croydon. There are fast rail links to Victoria + London Bridge via Upper Warlingham and Whyteleafe South mainline stations taking on average round 35 minutes.





Additional Information

**10 year Build zone building warranty
Share of Freehold
Lease Length : approximately 998 years
remaining
Building Insurance circa £250 per annum
per apartment, subject to change
Residents will run the freehold
management company and organise the
share of costs for communal areas and
utilities**

**Anticipated Council tax bands
Tandridge District Council
One bedroom apartments - C
Two bedroom apartments - E**

SAP Ratings- To be confirmed

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



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IMPORTANT: We would like to inform prospective purchasers that these details have been prepared as a general guide only. A detailed survey has not yet 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 prior to viewing the property.