



RAYNERS
TOWN & COUNTRY

6 SYCAMORE HOUSE
EAST PARKSIDE, WARLINGHAM, SURREY, CR6 9JT

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OFFERS IN EXCESS OF £500,000

This spacious two bedroom first floor apartment is located in the ever popular Great Park and overlooks the lovely communal parkland that extends to 83 acres. The development was constructed in 2002 and is entered via automatic gates. The landscaped grounds include a cricket pitch, tennis court, a pavilion and a children's play area as well as extensive grassed areas and mature trees. Internally the apartment offers a spacious light and airy lounge/dining room with balcony, a separate fitted kitchen/breakfast room, and two double bedrooms, the master bedroom has an ensuite bathroom. The property also features an additional family bathroom.

Residents benefit from a lift facility and secure underground parking with two parking spaces. Located in a highly regarded development, this property offers residents easy access to a variety of amenities, with a bus stop conveniently situated at the end of the driveway. Warlingham village is approximately one and a half miles away, offering a selection of pubs, restaurants, and local shops.





Flat 6 Sycamore House



Total Area: 104.3 m² ... 1123 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Tenure: Leasehold

Lease Length: Approximately 999 years from January 2001.

Local Authority: Tandridge District Council

Maintenance charge: Approximately £5,122 Per annum

Ground Rent: £200 Per annum

Council Tax Band: F

EPC Rating: E

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

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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. R.772

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