



**RAYNERS**  
TOWN & COUNTRY

**9 CAVENDISH GRANGE, 189 WESTHALL ROAD  
WARLINGHAM, SURREY, CR6 9HL**

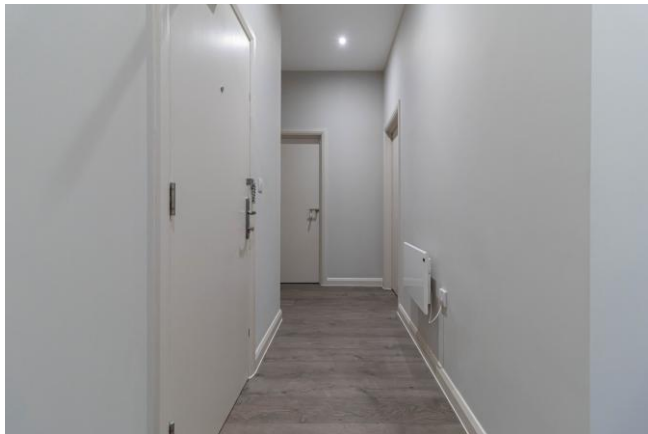


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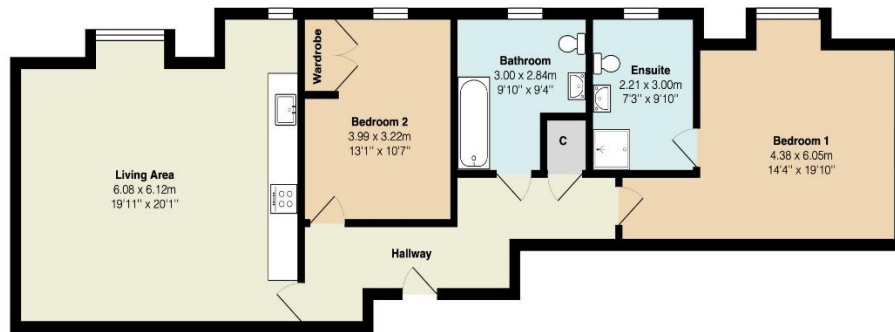
ASKING PRICE £400,000

This stylish, contemporary apartment is situated on the top floor of a modern block built in 2021 and is offered to the market with the balance of the build warranty. The flat itself is decorated in neutral tones throughout and offers spacious accommodation to include an open plan living area incorporating a modern kitchen with integrated appliances. There are two double bedrooms, one of which has an en-suite shower room, and a spacious bathroom with useful storage/vanity units. Located very close to Warlingham Green and all of the popular village amenities including popular coffee shops, pubs and restaurants. Transport links include the 403 bus route and Upper Warlingham station being 1.3 miles away and offering a regular service to London Victoria (32 mins). End of chain. Long lease. Viewing is highly recommended.





Flat 9 Cavendish House



Total Area: 93.3 m<sup>2</sup> ... 1004 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Tenure: Share of Freehold**  
**Service Charge: £1,440 Per annum**  
**Lease Length: Approx 245 years remaining**  
**Local Authority: Tandridge District Council**  
**Council Tax Band: D**  
**EPC Rating: B**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://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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