



RAYNERS
TOWN & COUNTRY

WESTHALL MANOR,
98 WESTHALL ROAD, WARLINGHAM, SURREY, CR6 9HD

FLAT 12, WESTHALL MANOR, 98 WESTHALL ROAD, WARLINGHAM, SURREY, CR6

GUIDE PRICE £400,000

This luxury two bedroom top floor apartment is situated within a gated development and located equidistantly between Upper Warlingham Train Station and Warlingham Village Green. The property benefits from a Share of the Freehold and there is a 999 (from 2011) year lease in place.

The lounge has a large Apex window which provides a real 'wow' factor and the video entry system and lift add to the quality feel of the property. Internally the property is decorated in neutral tones with all rooms leading from a central hallway. Externally there is an allocated parking space and attractive communal gardens.







TENURE: SHARE OF FREEHOLD
 LEASE LENGTH: 999 YEARS FROM JANUARY 2011
 MAINTENANCE CHARGES: APPROX £3016.50 PER YEAR
 GROUND RENT: £350 PER ANNUM

Tenure: Share of Freehold Local Authority: Tandridge Council Council Tax Band: E EPC Rating: C

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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