



RAYNERS  
TOWN & COUNTRY

FLAT 5 THE OLD POST OFFICE  
14 THE CRESCENT, WOLDINGHAM, SURREY, CR3 7BF



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GUIDE PRICE £425,000

Rayners are pleased to offer to the market this chain-free top floor apartment, ideally situated in the heart of the village and within walking distance of Woldingham train station.

The property features two generously sized double bedrooms, each with its own en-suite, and a spacious open-plan living and dining area—perfect for modern living. This well-presented apartment offers both comfort and convenience in a sought-after central location.

The property is situated in the highly sought after village of Woldingham where you will find a local village store, range of sporting and recreational facilities including tennis and cricket clubs, golf club, horse riding and many rambling walks over the North Downs.

There are a range of pubs and eateries nearby and further range of facilities in the nearby towns including Cinema, Sports Centre and Supermarkets in Oxted.

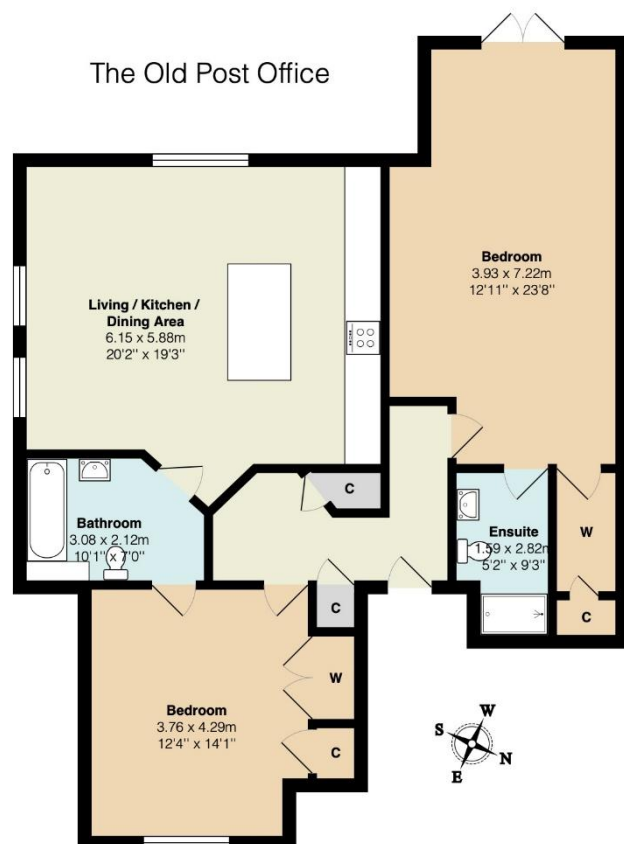
Excellent transport links are available via Woldingham train station providing services to London Mainline stations in just over half an hour and easy access to junction 6 of the M25.

Viewing is highly recommended.





The Old Post Office



Total Area: 101.5 m<sup>2</sup> ... 1093 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## Additional Information

**Tenure: Share of freehold**

**Lease Length: 999 years from 2013**

**Maintenance Charges: Approx £200 per month**

**Local Authority: Tandridge District Council**

**Council Tax Band: E**

**EPC Rating: C**

**This information would need to be verified through solicitors.**

**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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