



12 EDGEWORTH CLOSE, WHYTELEAFE
SURREY, CR3 0BN

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GUIDE PRICE £275,000

An extremely well presented newly decorated top floor two bedroom flat situated within close proximity of three mainline train stations and close to a local bus service travelling to the surrounding areas.

Offering generously proportioned rooms with a large lounge/dining room, a contemporary fitted kitchen with several new integrated appliances, bathroom with shower and two large double bedrooms.

The property benefits from loft storage space as well as useful storage cupboards, gas central heating and double glazing.

Externally there is a residents car park and communal parking. Viewing is highly recommended.

Tenure: Leasehold

Lease Length: Approx 175 years remaining

Current charges are:

Ground Rent £10 per year

Service charge : Approx £1500 per annum

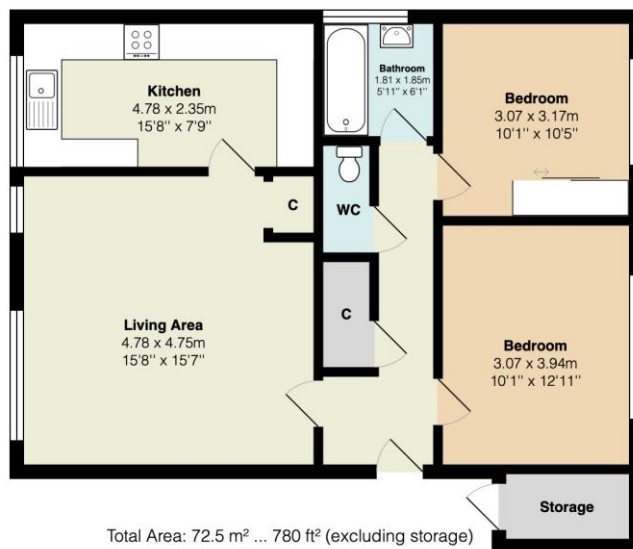
Local Authority: Tandridge District council

EPC Rating: C

Council Tax Band: C

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

12 Edgeworth Close



SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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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. R772

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