



RAYNERS
TOWN & COUNTRY

FLAT 5, FAIROAK HOUSE, 43 KINGSWOOD LANE
WARLINGHAM, SURREY, CR6 9FG

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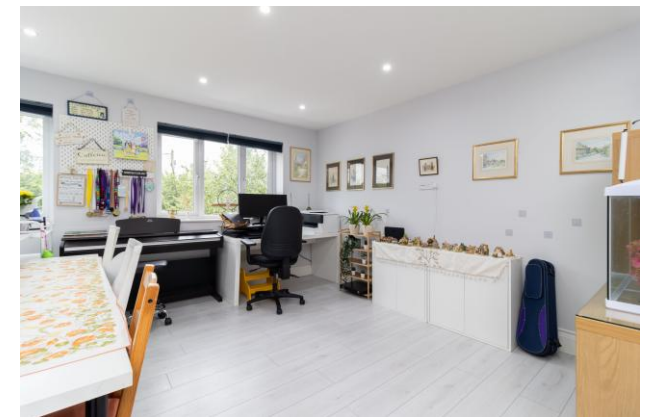
GUIDE PRICE £375,000

Spacious and Bright Two-Bedroom First Floor Flat in a Popular Location

This super spacious and light-filled two-bedroom first floor flat is the ideal choice for those seeking modern living in a convenient location. Featuring:

- **Two generously-sized bedrooms**, providing ample space for relaxation and storage.
- **Open-plan kitchen and living space**, perfect for modern living and entertaining.
- **Designated parking space**, offering added convenience.
- Situated on a **popular quiet road** in a semi-rural area just a short distance from Hamsey Green shops and local amenities. It is also within walking distance to local facilities of Kingswood, equestrian centre, football club and playing field.

With its airy layout and prime location, this flat is perfect for first-time buyers, couples, or those looking for an easy-to-maintain home. Don't miss out – book your viewing today!







Tenure: Leasehold
Service Charge: £1,500 Per annum
Ground rent: £300 per year
Lease Length: 250 years from 2021
approx. 246 years remaining

Local Authority: Croydon Council
Council Tax Band: E
EPC Rating: B

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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