



RAYNERS
TOWN & COUNTRY

1 UPPER VALLEY VIEW, WESTVIEW ROAD
WARLINGHAM, SURREY, CR6 9JD

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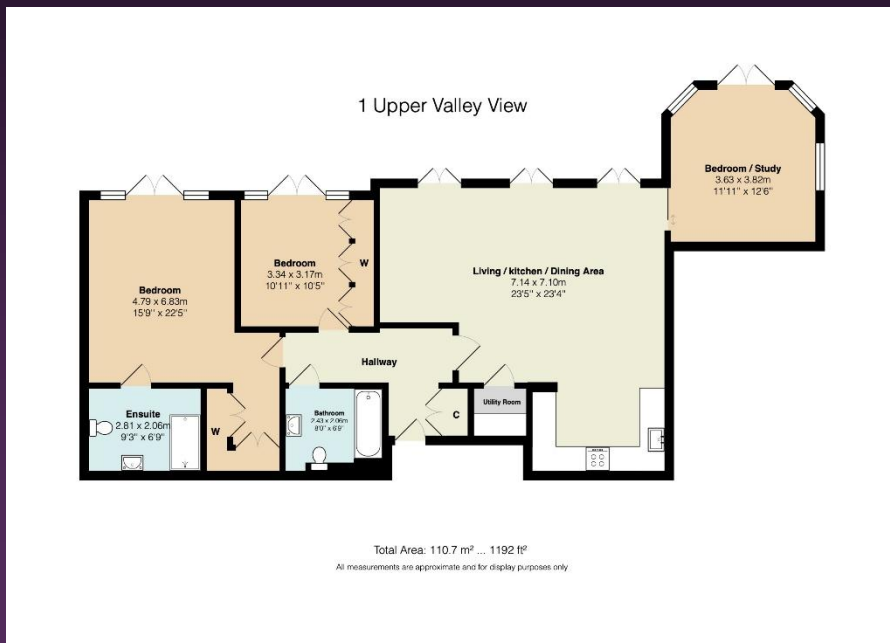
GUIDE PRICE £600,000

Welcome to Upper Valley View, an exclusive development of just four apartments nestled within a beautifully renovated period property. Apartment 1 offers generous, light-filled accommodation and boasts an exceptionally large private terrace that spans the full width of the home—perfect for entertaining, relaxing, or simply enjoying the outdoors. Step inside to discover a stylish open-plan living area with a fully fitted kitchen and a dedicated dining space positioned to take full advantage of the garden views. French doors from the living room, master bedroom, and second bedroom provide seamless access to the garden, creating a wonderful indoor-outdoor flow. The master bedroom features fitted wardrobes and a sleek en-suite shower room, while the luxury main bathroom adds further comfort and convenience.

Residents also benefit from landscaped communal gardens, private parking, and the charm of a thoughtfully restored character building. Ready for immediate occupation, Apartment 1 is a rare opportunity to enjoy spacious living in a peaceful, well-connected setting.







Tenure: Leasehold **Local Authority:** Tandridge District council

Council Tax Band: F

EPC Rating: C

Maintenance charges: Approx £2000 per annum

Length of Lease: 125 Years from 2019- approx. 118 years remaining

Ground rent: £375per annum

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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