



FLAT 6 HAZEL COURT, BOND ROAD, WARLINGHAM
SURREY. CR6 9SD

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GUIDE PRICE £255,000

Welcome to this beautifully decorated one-bedroom flat, located on the ground floor of a purpose-built block in the charming village of Warlingham. The property boasts spacious, light-filled rooms that create a warm and inviting atmosphere throughout. A modern kitchen offers both style and functionality, perfect for everyday living or entertaining. The flat also benefits from a private garage, providing secure parking or valuable additional storage. Set within a quiet, well-maintained development, this home offers easy access to local shops, transport links, and green spaces—ideal for those seeking comfort and convenience in a peaceful setting. End of Chain.

Tenure: Leasehold

Lease Length: 116 remaining as of Sept 2025

Current charges are:

Ground Rent TBC

Service charge : Approx £2100 per annum

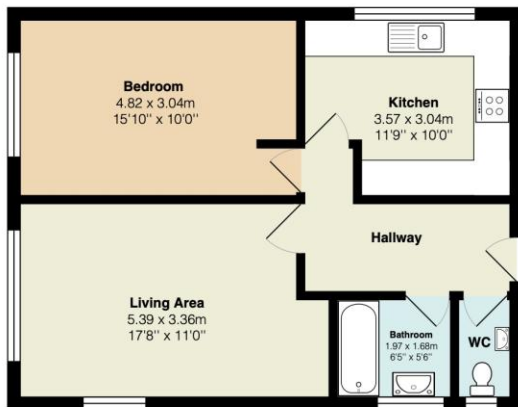
Local Authority: Tandridge District council

EPC Rating: D

Council Tax Band: C

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

6 Hazel Court



Total Area: 56.1 m² ... 604 ft²



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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