



**RAYNERS**  
TOWN & COUNTRY

**APARTMENT 3 SILVERTREES, 14 LANDSCAPE ROAD  
WARLINGHAM, SURREY, CR6 9JB**



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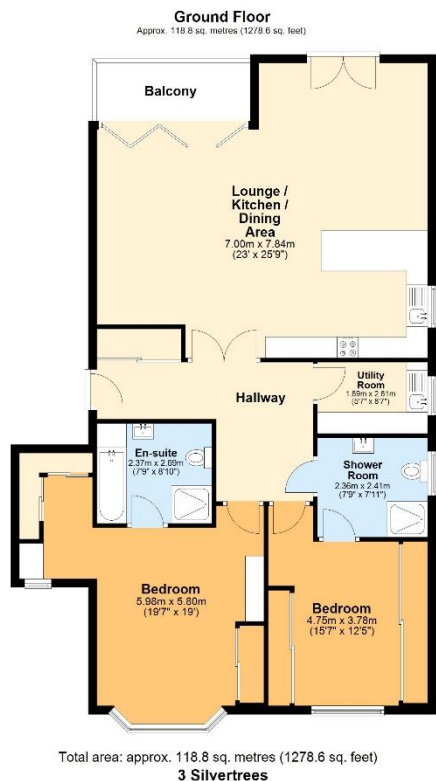
Guide Price £675,000

Set within an exclusive development of just five elegant homes, this superb first-floor apartment offers beautifully appointed accommodation and exceptional attention to detail. Designed to reflect the grandeur of a substantial period style residence, the building which was built in 2019 sits within landscaped communal gardens and enjoys magnificent far-reaching views from the rear. For those transitioning from a larger family home, this is the perfect solution.

Number 3 is a spacious and thoughtfully designed apartment featuring two generous double bedrooms, each with bespoke fitted wardrobes. The principal bedroom boasts its own stylish en-suite, while the second bedroom benefits from access to a contemporary Jack-and-Jill bathroom. At the heart of the home is a bright and impressive open-plan living space. The modern kitchen is fitted with sleek, contemporary units and integrated appliances, seamlessly flowing into the dining and living area — perfect for both everyday living and entertaining. Bifold doors open onto a private balcony, framing the stunning outlook and enhancing the wonderful sense of space and light throughout. The property also comes with two allocated parking spaces. This exceptional apartment combines luxury, comfort and breathtaking views, all within an exclusive and beautifully maintained development. Perfect for those seeking refined living in a truly special setting. The property is also within easy reach of both Upper Warlingham and Whyteleafe train stations providing easy access to London.







Maintenance charges: £1606 half yearly  
Tenure: Share of freehold- approx. 993 years remaining.  
To be confirmed via solicitors.  
Local Authority- Tandridge district council  
Council tax band: F  
Epc Rating: B

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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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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