



RAYNERS
TOWN & COUNTRY

**FLAT 13 RIDGE COURT, WESTHALL ROAD
WARLINGHAM, SURREY, CR6 9BH**

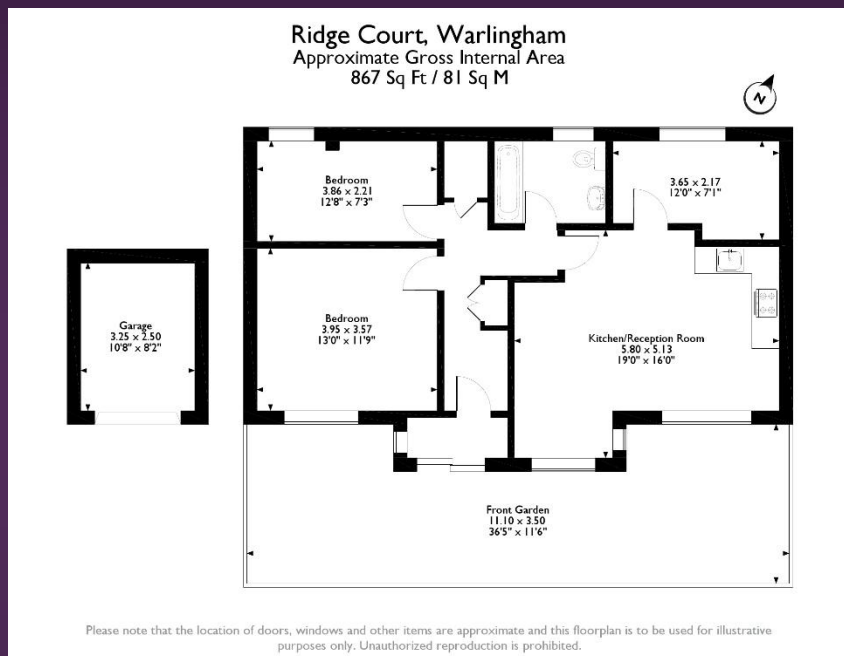
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GUIDE PRICE £350,000

A beautifully presented ground-floor three-bedroom maisonette offering its own private entrance and front garden. The property features a bright and spacious open-plan living and dining room, creating a welcoming and versatile space ideal for modern living. There are three bedrooms along with a contemporary bathroom, all maintained to a high standard throughout. Ideally located within walking distance of Upper Warlingham and Whyteleafe train station which has two separate routes in to London, this home provides excellent transport links while also benefiting from a garage and off-street parking, making it an attractive and convenient option for a wide range of buyers.







Tenure: Leasehold
Service Charge: Approx £1472
Per annum
Ground rent: Peppercorn
Lease Length: 189 years from
29/9/1981- 145 years remaining
Local Authority: Tandridge Council
Council Tax Band: D
EPC Rating: C

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

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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