



RAYNERS  
TOWN & COUNTRY

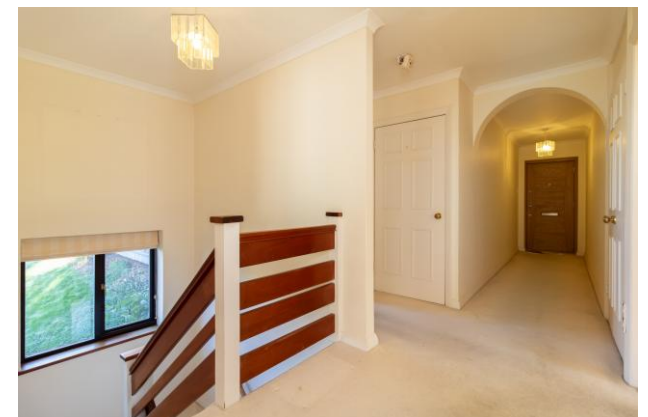
DORIN COURT, LANDSCAPE ROAD  
WARLINGHAM, SURREY, CR6 9JT



# 5 DORIN COURT, LANDSCAPE ROAD WARLINGHAM, SURREY, CR6 9JT

GUIDE PRICE £425,000

**An exceptionally spacious three bedroom duplex apartment within a prestigious development in Warlingham and set in 4.5 acres of communal gardens. Accommodation comprises fitted kitchen, cloakroom and super spacious living room with private balcony at entry level. Stairs then lead down to three double sized bedrooms one of which has an en-suite bathroom as well as a separate family bathroom and access to the gardens. The property has an abundance of storage space as well as the sole use of a tandem length garage. Offered to the market with no onward chain. Viewing is highly recommended.**







**Tenure: Leasehold**

**Lease Length: Approximately 176 years remaining .**

**Local Authority: Tandridge District Council**

**Maintenance charge: £2618 for period 2th September 24 to 25 March 25.**

**Ground Rent:**

**Council Tax Band: F**

**EPC Rating: E**

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

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

[www.raynersproperties.com](http://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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