



- *TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT*** *16' 1" x 13' 2" (4.90m x 4.01m) LIVING ROOM, OPEN PLAN TO KITCHEN* *EN-SUITE & BATHROOM, BUILT IN KITCHEN APPLIANCES THROUGHOUT*
- *TWO PARKING PERMITS TO PARK WITHIN THE RESIDENTS PARKING AREA***
- *UNDERFLOOR GAS CENTRAL HEATING, NEW CARPETS DECEMBER 2021***
- *BALANCE OF A 10 YEAR BUILDING GUARANTEE, details to be confirmed***

A FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT with a large Private Balcony set within a Development in central Whyteleafe. The property has a large 'Open Plan Living Room' opening onto a fitted Kitchen. The main Bedroom has an En-suite Shower Room and there is a separate main Bathroom off the L-shaped Hallway. The Apartment has underfloor gas fired heating throughout and has double glazed windows.
A UNIQUE APARTMENT, NO ONWARD CHAIN!

Flat , Arlington Lodge, 3 Whyteleafe Hill, Whyteleafe, Surrey CR3 0FA
ASKING PRICE: £365,000 LEASEHOLD



DIRECTIONS

From the main roundabout in Whyteleafe take the exit sign-posted Caterham on the Hill into Whyteleafe Road, turn immediately right under the archway into the parking area, turn right, the block is towards the far end of the parking area on the left hand side.

LOCATION

Arlington Lodge is a quiet location as well as being very convenient for local amenities, railway stations and access to the M25 motorway at nearby Godstone. Whyteleafe and Caterham are the closest town centres for shopping as well as having access to a wide choice of restaurants, pubs and other local businesses. There is a choice of three railway stations in Whyteleafe with services into Croydon and Central London, so an ideal location for the commuter.

Whyteleafe Infant and Junior School is within a quarter of a mile of the property and De Stafford Secondary School and Warlingham School are also within easy reach either by foot or using the local Bus service to Caterham and Warlingham.

**A CONVENIENT LOCATION FOR ACCESS TO
LOCAL AMENITIES AND COUNTRYSIDE!**

ACCOMMODATION

COMMUNAL HALLWAY

Carpeted Communal Hallway with a staircase and lift to all floors.

L'SHAPED ENTRANCE HALLWAY 10' 4" x 13' 0" (3.15m x 3.96m)

Inset downlighters to the ceiling, large built in storage cupboard, security entryphone, built in Utility Cupboard with space and plumbing for a washing machine and space for a Tumble Dryer and an extractor fan, the Candy Washer/Dryer to remain.

LIVING ROOM OPEN PLAN TO THE KITCHEN 16' 1" x 13' 2" (4.90m x 4.01m)

Double aspect room with a double-glazed window to the side and double-glazed sliding patio doors to the large

Balcony. Inset downlighters. grey wood effect flooring, open Plan to:

KITCHEN AREA 6' 7" x 7' 6" (2.01m x 2.28m)

Double glazed window to the front overlooking the Balcony. Range of modern wall and base units with matching worktops and splashbacks. Built in electric oven and grill with a four ring electric hob and extractor fan above. Built in Dishwasher and under counter Fridge and Freezer. One and a half bowl stainless steel sink unit with a mixer tap and cupboard under. Wall mounted gas central heating boiler (fitted in April/May 2024) for the hot water supply and underfloor heating set within a cupboard.

BALCONY 23' 0" x 6' 7" (7.01m x 2.01m)

Outside lighting, wood effect composite flooring throughout. An ideal outside space to relax, South East Facing.

BEDROOM ONE 12' 5" x 9' 6" (3.78m x 2.89m)

Double glazed window to the side, wardrobes to remain, door to:

EN-SUITE SHOWER ROOM 8' 7" x 3' 3" (2.61m x 0.99m)

White suite comprising of a walk-in double size Shower Cubicle with a mixer shower fitment with useful shelf within and extractor fan, vanity wash hand basin and a low flush WC. Large wall mounted mirror, heated towel rail and tiled walls.

BEDROOM TWO 12' 5" x 8' 5" (3.78m x 2.56m)

Double glazed window to the side, TV point.

BATHROOM 6' 8" x 5' 11" (2.03m x 1.80m)

Internal room with a large panelled bath with a mixer tap and shower attachment, vanity wash hand basin and a low flush WC. Large wall mounted fitted mirror and heated towel rail.



OUTSIDE

TWO PARKING PERMITS

Within the parking area you are able to park in any of the spaces as long as you display your Parking Permit visible through the front windscreen Ideal for guests.

LEASEHOLD INFORMATION

LEASE TERM: 125 Years from 1/1/2018

SERVICE CHARGE: £679.22 per quarter year

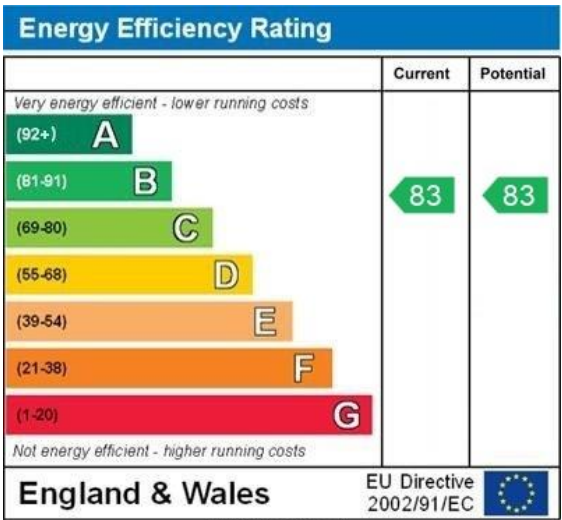
GROUND RENT: TBC

COUNCIL TAX

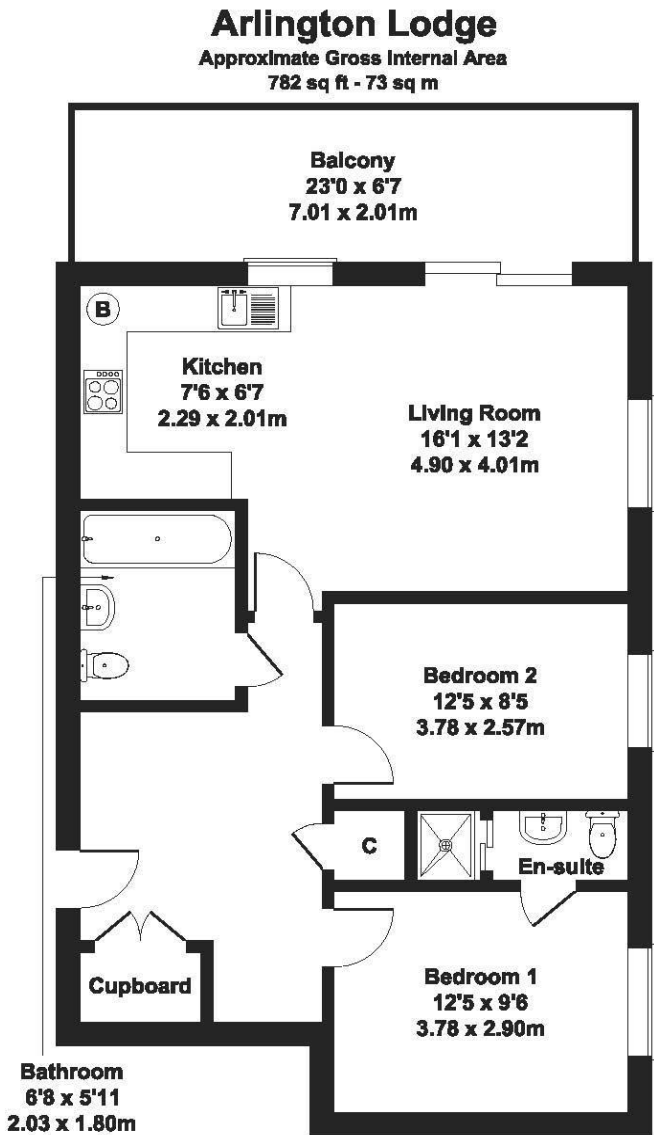
The current Council Tax Band is '**D**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
[https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024 - 2025](https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025)

5/12/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



Not to Scale. Produced by The Plan Portal 2024
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DATA PROTECTION ACT 1998

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