



**Harewood Court, 545 Limpsfield Road – CR6 9DX**

Guide Price **£160,000**







## 22 Harewood Court , Warlingham

A one bedroom first floor retirement flat situated in a convenient location within a short walk of Sainsbury's supermarket.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Double Bedroom with Fitted Wardrobes
- Lounge/Dining Room
- Shower Room
- Residents Lounge
- Entry Phone System
- Communal Gardens





A one bedroom first floor retirement flat situated in a convenient location within a short walk of Sainsbury's \* Residents Lounge \* Entrance Hall \* Lounge/Dining Room \* Double Bedroom With Fitted Wardrobes \* Shower room \* Fitted Kitchen \* Entry Phone System \*

DESCRIPTION: Front door leading to Entrance Hall with entry phone point and electric heater, door to

Lounge/Dining Room with double glazed window to the side aspect, electric fireplace and double doors to:

Kitchen which has been fitted in a range of base and eye level units with work surfaces over, inset sink and drainer, four ring electric hob and built in oven and double glazed window to side aspect.

Master Bedroom. A double bedroom fitted with a range of wardrobes with double doors, further fitted storage cupboards with central dressing table and double glazed window with views to the side aspect.

Shower Room with shower cubicle, low level w.c and wash basin with cupboard below.

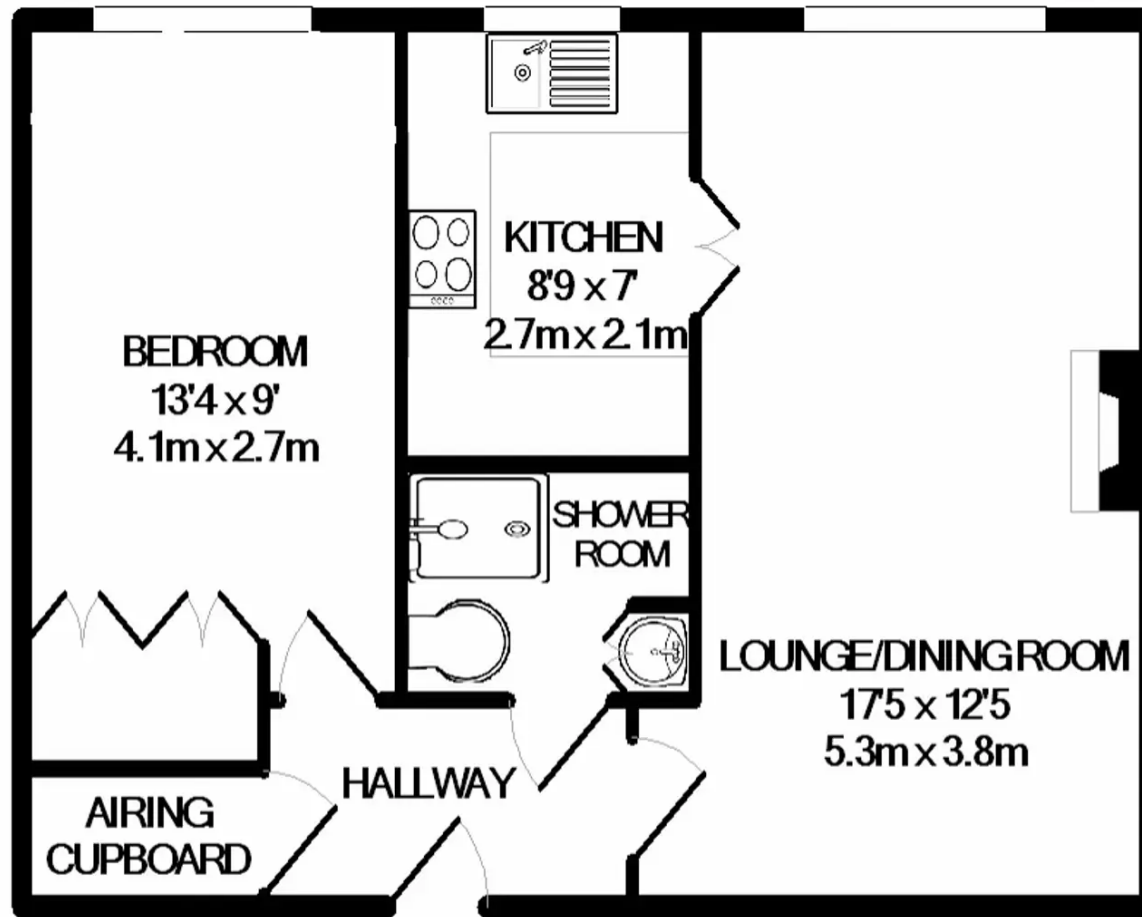
Outside: Residents Parking. Well Presented Communal Gardens

COUNCIL TAX BAND D

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Taylor Rose MW - £200

The property is positioned on a flat plot with convenient access to bus routes in Croydon, Caterham and East Grinstead. Additionally, it is situated in close proximity to Sainsbury's as well as the local amenities in and around Warlingham Green.





HAREWOOD COURT, LIMPFIELD ROAD, WARLINGHAM, SURREY, CR6  
 TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Park & Bailey Warlingham

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