



27 Harewood Court, 545 Limpsfield Road - CR6 9DX
£225,000





27 Harewood Court

, Warlingham

Park & Bailey are delighted to present this 1st-floor retirement apartment with 2 spacious bedrooms, access to communal gardens and lounge.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- 2 Bedrooms
- Residents Lounge
- Communal Gardens
- 1st Floor
- Lift Access



OFFERED TO MARKET WITH NO CHAIN This well-presented retirement property is situated on the first floor of Harewood Court. The property comprises an entrance hall with a phone entry system and two storage cupboards, off the hall is the bright and spacious Living/Diner which is dual aspect bringing in a huge amount of natural light, fitted with a feature fireplace.

This leads to the fully fitted kitchen which has a combination of base units and eye level cupboards offering plenty of storage space.

The property offers two good sized double bedrooms, with the master rooms being fitted with built-in wardrobes. The bathroom is fitted with a 3 piece suite including a bath, WC and washbasin.

The property comes with a 24 hours emergency assistance line and the development has its own on-site warden.

Communal facilities include a residents lounge, laundry room, residents parking and well presented communal gardens. Location Harewood Court development is located on a bus route and within a short walk of Sainsburys, Warlingham Village Green and Local Doctors surgery.

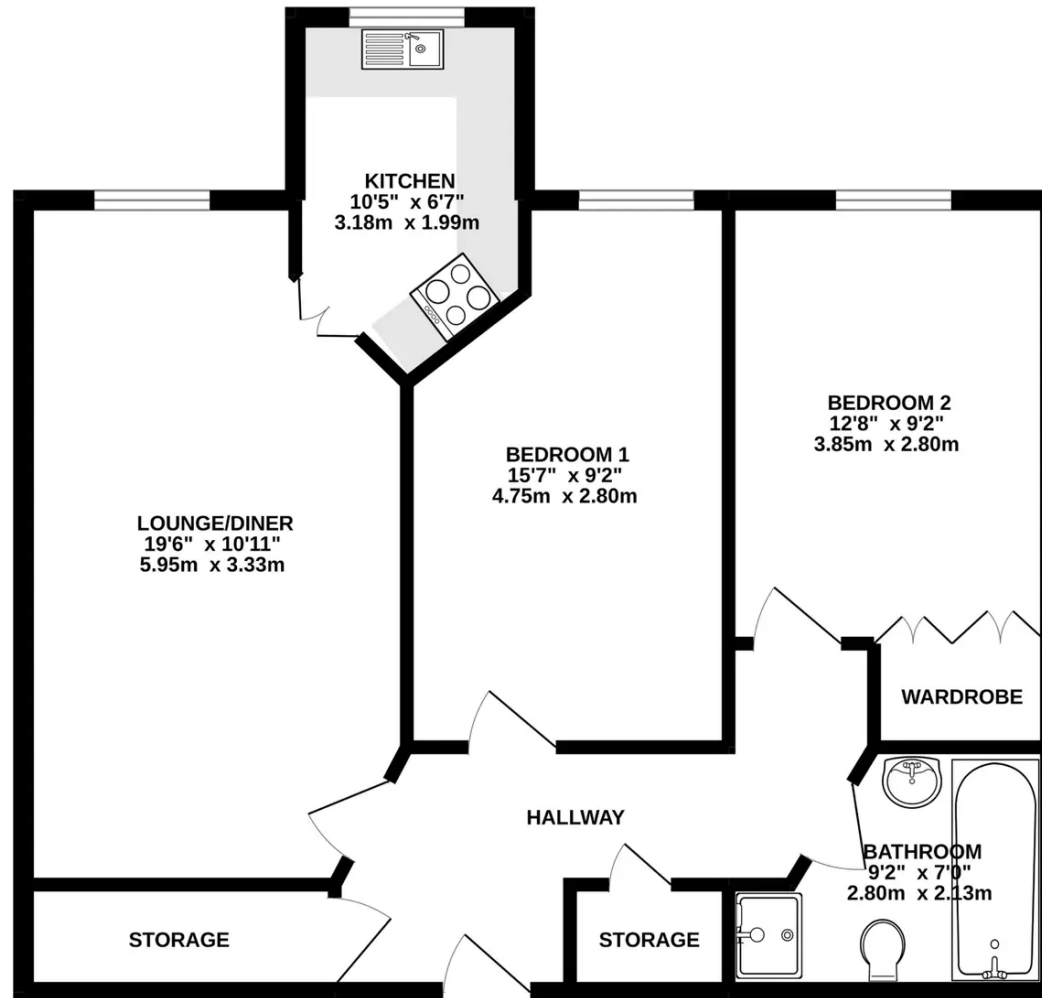
The development is located within a 5 minutes walk of the popular Warlingham Village where an array of boutique-style shops, restaurants and a supermarket can be found. Also close by is a large Sainsburys supermarket and the delightful open space of Blanchmans Farm. Upper Warlingham Station is just under half a mile away, within walking distance serving Central London for commuting and Whyteleafe Station is just a little further on. The M23/25 motorways are easily accessible serving Gatwick airport and the national motorway network.

Council Tax: E

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



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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