



Flat 6, Wren Court, 303 Limpsfield Road - CR6 9RL

Guide Price **£270,000**





Flat 6

Wren Court, Warlingham

A well presented two bedroom ground floor retirement apartment located close to Warlingham Village Green. With spacious Lounge/Dining Room with direct access to a sunny patio. Kitchen/Breakfast Room, Master bedroom with ensuite shower room, second bathroom. Offered with no onward chain.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Description: Situated within a short walk of Warlingham Village, this delightful ground floor retirement flat presents a serene and comfortable living experience for the over 60s. Ideal for those seeking a peaceful yet vibrant community atmosphere, this property offers a host of features designed to enhance your retirement lifestyle.

Key Features:

- Two-bedroom ground floor retirement flat
- Lounge/dining room with access to a patio and communal garden
- Well-appointed kitchen/breakfast room
- Master bedroom with ensuite shower room
- Second bedroom
- Additional family bathroom

Property Highlights: As you step into the generously proportioned lounge/dining room, you're greeted with an inviting space illuminated by natural light. The door leads to a private south facing patio area, perfect for enjoying morning coffee or entertaining guests.

The well-equipped kitchen/breakfast room provides ample space for culinary endeavors, featuring modern appliances and plenty of storage options. The accommodation includes two comfortable bedrooms, with the master bedroom boasting the luxury of an ensuite shower room, while a separate family bathroom serves the needs of residents and guests alike.

Residents Facilities: Residents of this esteemed community have access to a range of facilities designed to foster a vibrant and sociable environment. These include:

- Communal lounge for gatherings and events
- Convenient laundry facilities
- Residents parking
- Well presented communal grounds.
- Guest Suite

In Summary: With its desirable location, spacious interior, and array of resident amenities, this ground floor retirement flat presents an exceptional opportunity for those looking to embrace a relaxed and fulfilling lifestyle. Don't miss the chance to make this your new home. Schedule a viewing today! Please note, this property is for over 60's only.

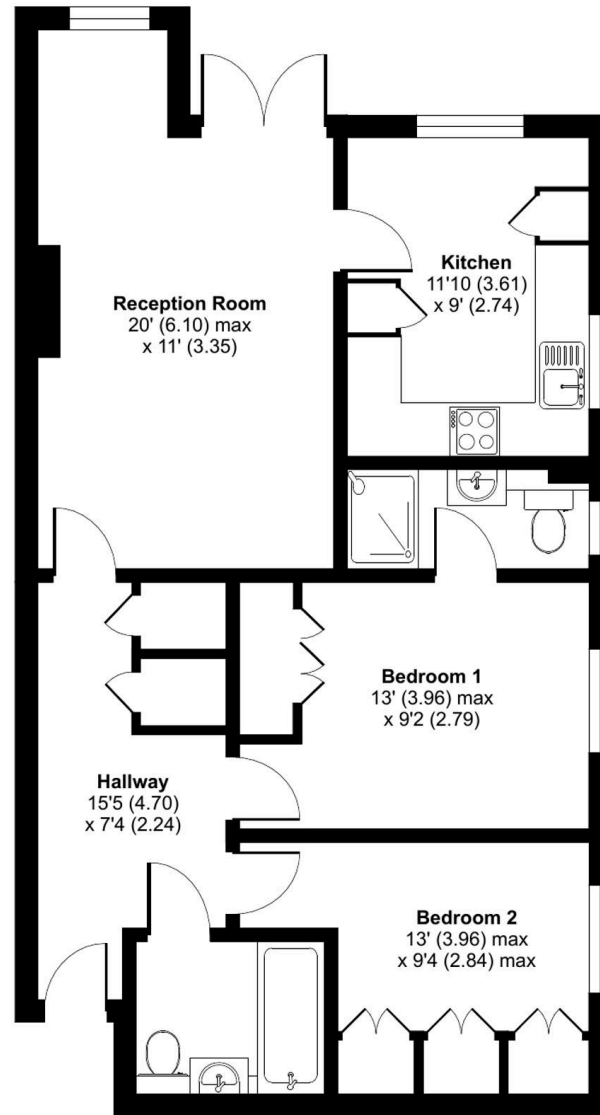
Location: Situated close to Warlingham Village, residents enjoy the convenience of nearby amenities including shops, restaurants, and local transport links. The surrounding area offers picturesque landscapes and ample opportunities for outdoor pursuits, making it an ideal setting for retirees seeking both



Limpsfield Road, CR6

Approximate Area = 734 sq ft / 68.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Park & Bailey. REF: 1097073



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/