



## Altamont Westview Road, Warlingham - CR6 9JD

Guide Price £325,000







## Altamont Westview Road, Warlingham

A spacious two double bedroom first floor apartment situated in a sought after location with views over the surrounding area and a large integral gara...

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Garage
- Lounge/Diner
- Kitchen
- New Bathroom
- Two Double Bedrooms



A spacious two double bedroom first floor apartment situated in a sought after location with views over the surrounding area and a large integral garage, also offered with a share of freehold. Viewing highly recommended.

Front door to spacious entrance hall with parquet wood floor, storage cupboard. Opening to LOUNGE/DINING ROOM with double glazed window with views over surrounding area, parquet wood floor.

The KITCHEN has been fitted in a range of base and eye level units in white gloss with work surfaces over, 5 burner gas hob with oven below and extractor fan over. Double glazed window to front

BEDROOM 1 double glazed window, double wardrobe.

BEDROOM 2 double glazed window to front, double wardrobe.

Re-fitted luxury BATHROOM comprising bath with shower over and fitted shower screen, wall mounted wc, wash basin with marble surround, marble tiled floor, part tiled walls.

Outside Residents parking to the rear of the property with access to a large integral garage.

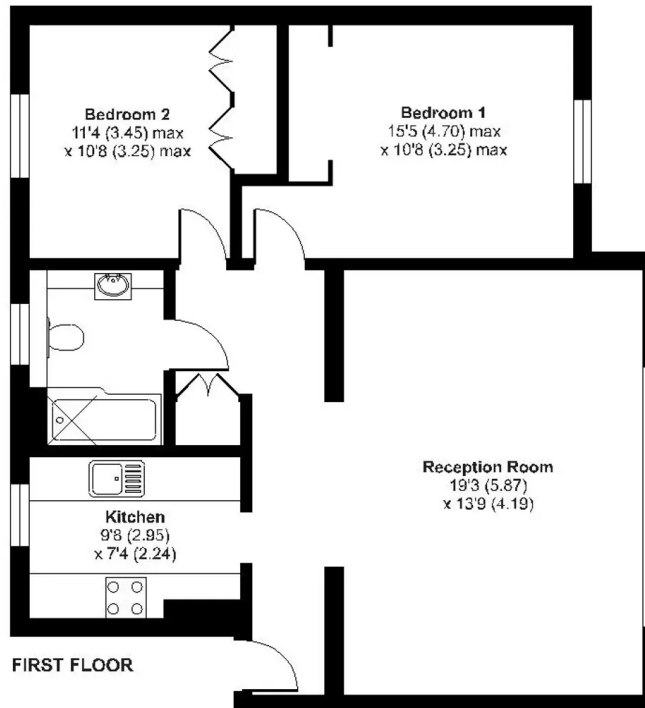
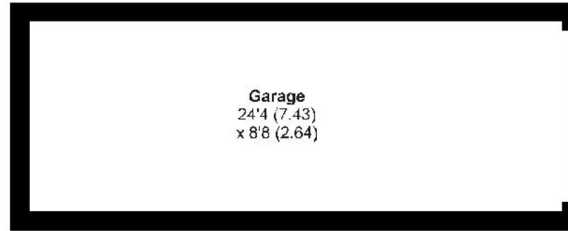
COUNCIL TAX BAND C

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



# Westview Road, Warlingham, CR6

APPROX. GROSS INTERNAL FLOOR AREA 993 SQ FT 92.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • [warlingham@parkandbailey.co.uk](mailto:warlingham@parkandbailey.co.uk) • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)