



Harewood Court, 545 Limpsfield Road – CR6 9DX

Guide Price £195,000





Harewood Court

Warlingham

We are delighted to offer to market this well positioned ground floor one bedroom retirement apartment with a lounge/dining room with direct access to the garden. Situated in a convenient location close to Sainsburys and bus route.

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Ground Floor Retirement Flat
- Lounge/Dining Room with access to gardens
- Patio
- Kitchen
- Double Bedroom with fitted wardrobes
- Shower Room
- Residents Lounge



We are delighted to offer to market this well positioned ground floor retirement apartment with direct access to the garden.

The property is within close walking distance to Warlingham Village Green, Local Doctors surgery and Sainsburys Super Store. The property is also offered to market with no chain.

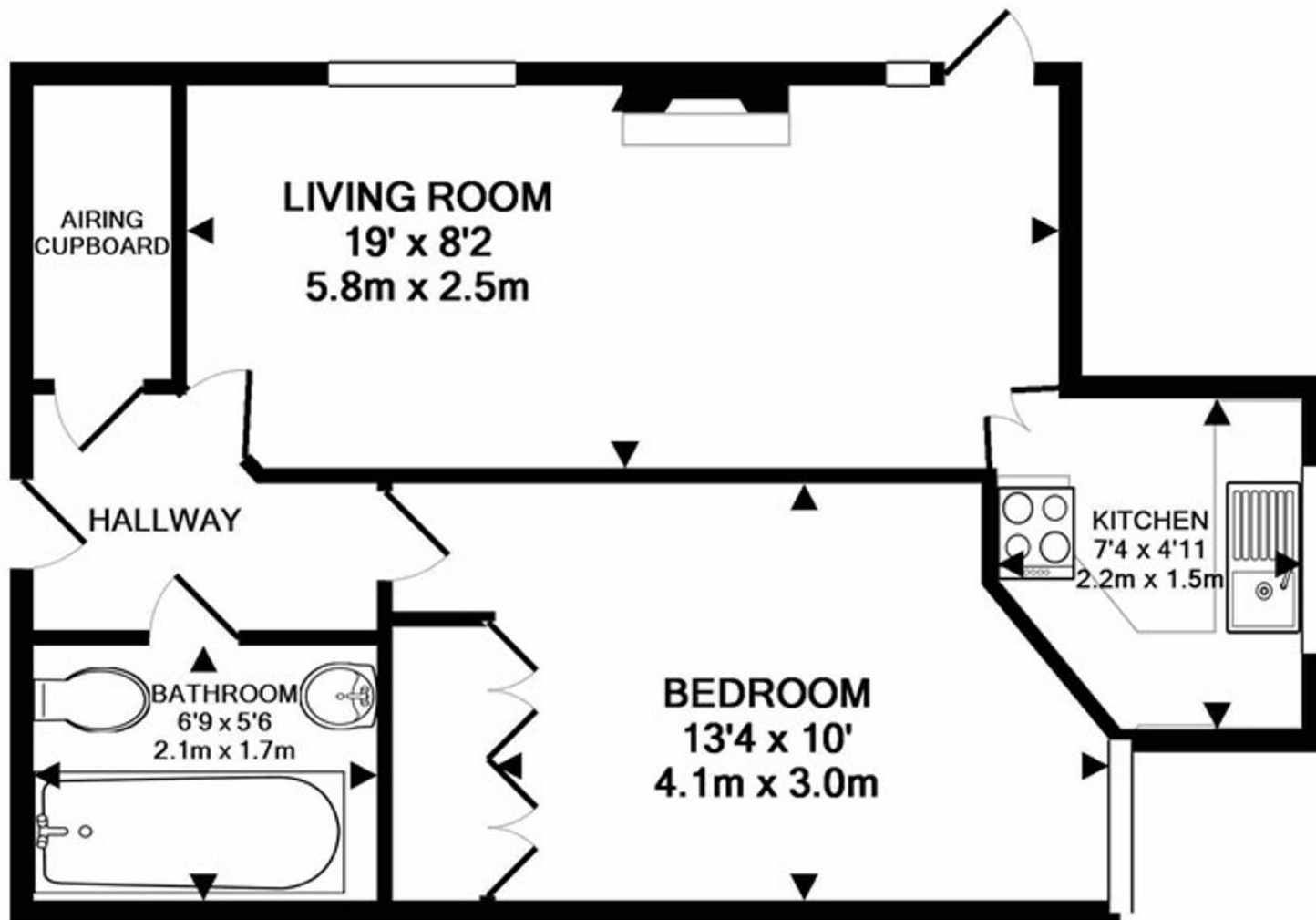
The Property Details: A ground floor one bedroom retirement apartment with upvc double glazed French doors leading to the patio and communal gardens. Entrance hall you have doors to all rooms, a large airing cupboard which could also be used as a store room.

Living room with feature electric fireplace, dual aspect upvc double glazed windows, double doors leading to the fitted kitchen with base and eye level units, eye level fitted cooker, upvc double glazed window overlooking the gardens.

The master bedroom has built in mirrored wardrobes, wall mounted storage heaters and upvc double glazed window overlooking the gardens. Shower room with fully tiled walls, shower, extractor fan, heated towel rail, low level w/c, sink with vanity units below.

Communal Areas: you have a large communal lounge with seating area with kitchen, patio doors leading to outdoor patio area. Laundry Room Guest Suite, charges for visitors will apply Communal gardens with seating areas Parking for residents.





TOTAL APPROX. FLOOR AREA 432 SQ.FT. (40.1 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

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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