



## Spire Place, Warlingham – CR6 9LW

Guide Price £289,950





## Spire Place

### Warlingham

A spacious top floor apartment situated in a convenient location within a short walk of Warlingham Village and located right next to Blanchmans Farm nature reserve. A viewing is highly recommended to fully appreciate this spacious apartment.

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Top floor apartment
- Spacious Lounge/Dining Room
- Double Bedroom
- Kitchen
- Bathroom
- Allocated parking



## Property Overview

Welcome to this spacious one-bedroom top-floor apartment, offering a perfect blend of comfort and convenience. Located in a peaceful setting next to Blanchmans Farm Nature Reserve and just a short stroll from the charming Warlingham Village, this property presents an ideal opportunity for first-time buyers, downsizers, or investors.

## Key Features

- **Spacious Lounge/Dining Room:** The apartment boasts a generously sized double aspect lounge/dining area, perfect for relaxing or entertaining.
- **Modern Kitchen:** The well-appointed kitchen is designed for both style and functionality, featuring ample storage, quality appliances, and a layout that makes meal preparation a pleasure.
- **Large Double Bedroom:** The bedroom is a true retreat, offering plenty of space for a king-sized bed and additional furniture. Fitted wardrobes provide convenient storage, keeping your space uncluttered and organized.
- **Bathroom:** The bathroom is complete with both a bath and a shower, offering versatility and comfort. The clean, modern design adds to the overall appeal of the property.
- **Communal Gardens:** Enjoy the outdoors in the well-maintained communal gardens.
- **Residents Parking:** The property benefits from residents parking, ensuring that you'll always have a space waiting for you.

## Location

Nestled next to Blanchmans Farm Nature Reserve, this apartment offers a unique blend of countryside walks and village life. Warlingham Village, with its selection of shops, cafes, and amenities, is just a short walk away. The area is well-served by public transport, with easy access to surrounding towns and central London, making it ideal for commuters.

## Don't Miss Out

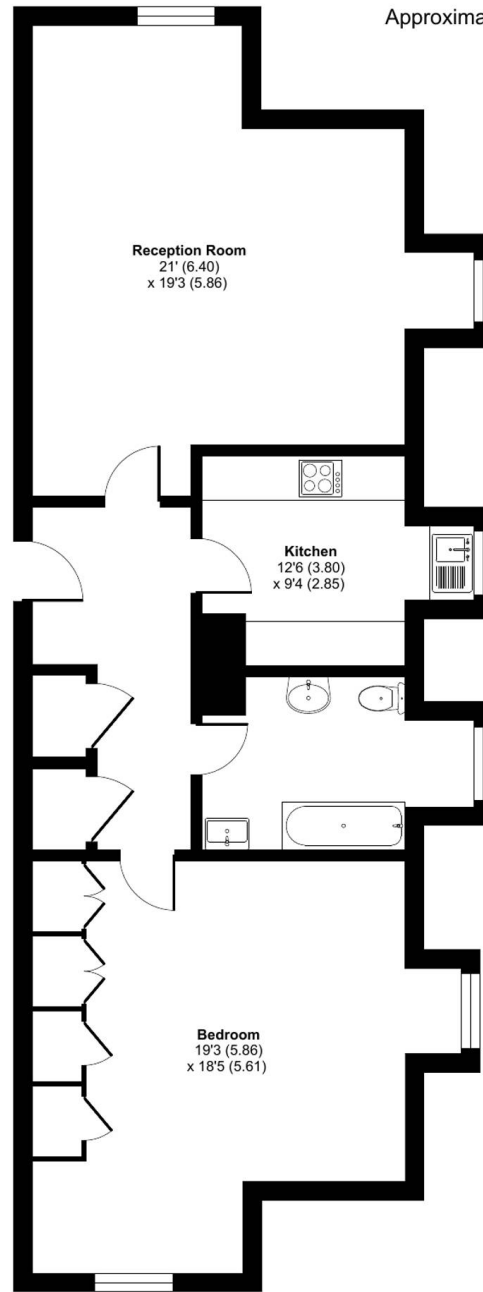
This delightful top-floor apartment offers a rare combination of spacious living, a beautiful setting, and proximity to local amenities. Contact us today to arrange a viewing and see all that this wonderful property has to offer!



# Spire Place, Warlingham, CR6

Approximate Area = 905 sq ft / 84 sq m

For identification only - Not to scale



**Reception Room**  
21' (6.40)  
x 19'3" (5.86)

**Kitchen**  
12'6" (3.80)  
x 9'4" (2.85)

**Bedroom**  
19'3" (5.86)  
x 18'5" (5.61)

**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecon 2024. Produced for Park & Bailey. REF: 1183000



## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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