



## Flat 2, Valley Heights The Mount, Warlingham - CR6 9JF

Guide Price £650,000





## Valley Heights The Mount, Warlingham

• **Overview:** This stunning three double-bedroom duplex apartment, built in 2020, offers luxury living in a quiet cul-de-sac with far-reaching south-westerly views. Tiered over ground and lower ground floors, the property boasts a spacious 1640 sq ft and provides breath taking woodland vistas. Situated within walking distance of Upper Warlingham Station, fast train links to London Bridge and Victoria make this an ideal location for commuters.

- Duplet Apartment
- Two En-Suites + Family Bathroom
- Two Balconies
- Over 1640sq ft
- Two Allocated Parking Spaces
- Built in 2020
- NO CHAIN



### Key Features:

- **Spacious Layout:** Approx. 1640 sq ft over two levels
- **Communal Outdoor Space:** Terrace and lawn area, perfect for outdoor relaxation and bike storage
- **Woodland Views:** Magnificent vantage point for serene woodland scenes
- **No Onward Chain:** Available for immediate purchase

### Interior:

- **Three Double Bedrooms:** Generously proportioned rooms
- **High-Spec German Schüller Kitchen:** Complete with Siemens appliances and Premier Quartz worktops
- **Porcelain Tiled Floors:** Featured throughout the kitchen, lounge, and hallways
- **High-Quality White Porcelain Sanitary Ware:** With chrome towel rails, shaver points, and premium porcelain wall and floor tiling in bathrooms
- **Heating & Water Systems:** Gas central heating, full wet system underfloor heating in key areas, and a Megaflo hot water delivery system
- **Safety Features:** Mains smoke alarm systems with battery backup, five-lever mortice door and window locks
- **Efficient Insulation:** Highly efficient double-glazed windows and doors

### Exterior:

- **Private Balcony:** A perfect spot to enjoy the peaceful woodland views
- **Two Allocated Parking Spaces:** Convenient off-street parking
- **Communal Gardens:** Shared access to landscaped gardens for residents
- **Close to Nature:** Situated within a tranquil, woodland setting

### Location:

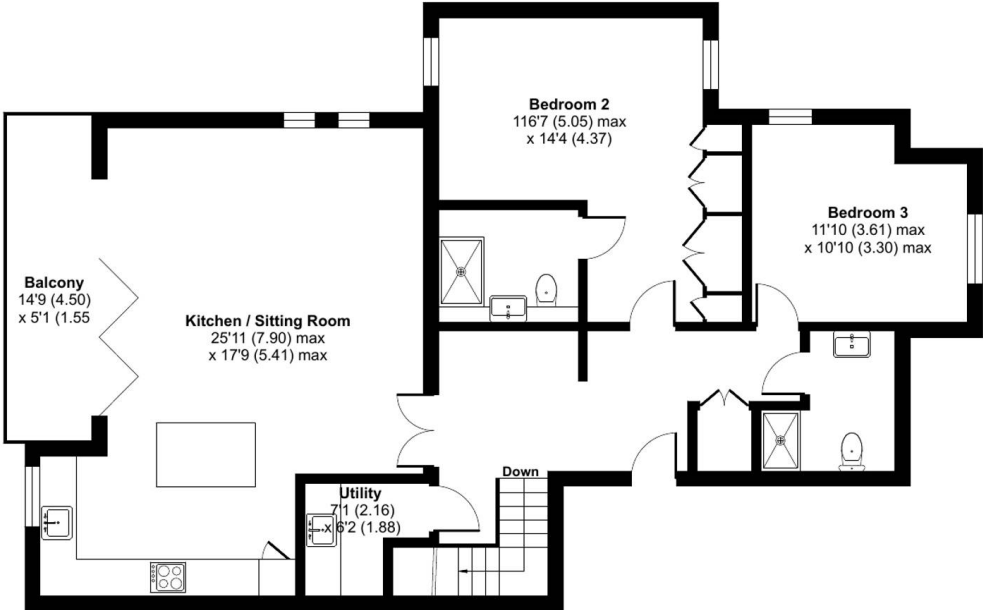
- Quiet cul-de-sac position within the sought-after Valley Heights development
- Walking distance to Upper Warlingham Station for quick access to central London
- Close to local amenities and transport links



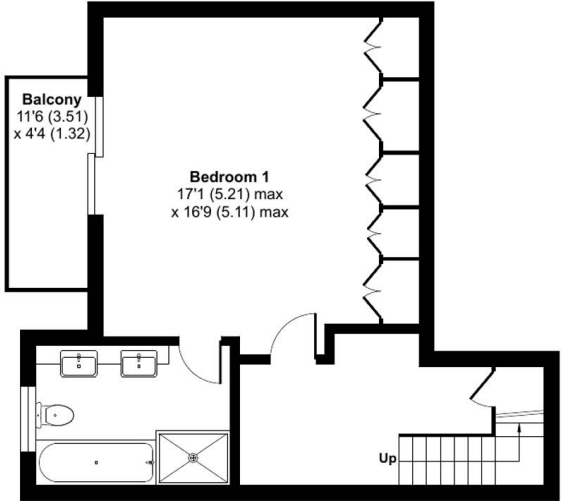
# The Mount, Warlingham, CR6

Approximate Area = 1647 sq ft / 153 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND 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: 1193576



## Park & Bailey Warlingham

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