



Ashlea Court, Westhall Road, Warlingham - CR6 9BH

In Excess of **£250,000**





Ashlea Court Westhall Road, Warlingham

A two double bedroom top floor apartment offered with no onward chain and situated in a convenient location within easy reach of two mainline train stations.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Top Floor
- Lounge/Dining Room
- Kitchen
- Refitted Bathroom
- End of chain
- Garage



Key Features

- **Spacious Lounge/Dining Room:** The heart of the home, this expansive living area provides ample space for both relaxing and entertaining. Large windows flood the room with natural light, doors open onto a private balcony, offering a perfect spot for morning coffee or evening relaxation while enjoying the picturesque views.
- **Private Balcony:** The balcony, accessed from the lounge, provides a tranquil outdoor space with panoramic views of the surrounding area, making it an ideal spot for alfresco dining or unwinding after a long day.
- **Fitted Kitchen:** The well-appointed kitchen features contemporary fittings and fixtures, ample storage, and countertop space, making it a joy for cooking enthusiasts.
- **Two Double Bedrooms:** Both bedrooms are generously sized, offering plenty of space for furnishings and storage. The master bedroom benefits from large windows that fill the room with light, creating a serene and inviting atmosphere.
- **Family Bathroom:** The well-maintained family bathroom includes a modern suite with a bathtub, washbasin, and WC, providing a relaxing space for your daily routines.
- **Garage and Residents Parking:** The property comes with its own garage, offering secure parking or additional storage. There is also residents parking.
- **No Onward Chain:** This property is offered with no onward chain, simplifying the buying process and allowing for a quicker move-in.

Location

Situated in a desirable area, this apartment benefits from excellent transport links with Upper Warlingham Station being located within a short walk.

Summary

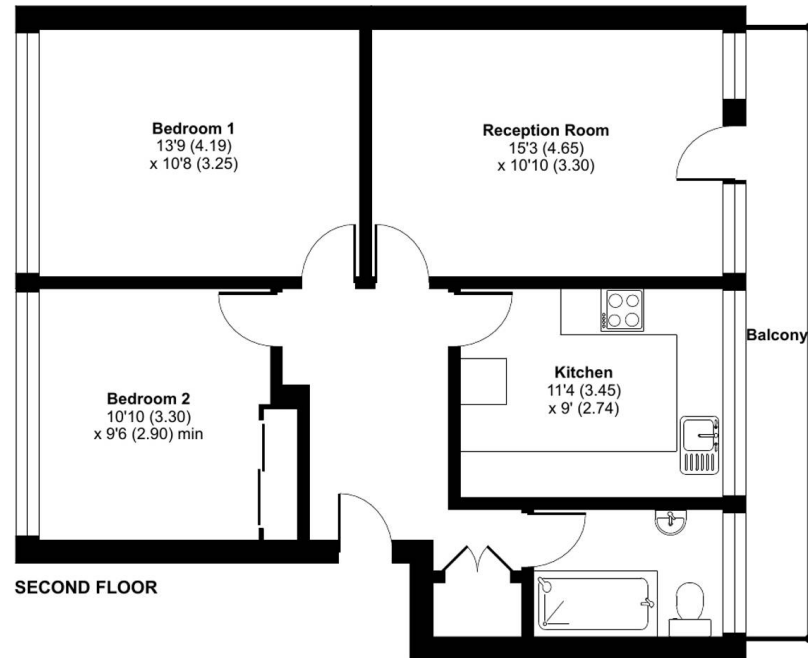
This two-bedroom top floor apartment combines spacious living areas, modern comforts, and stunning views, making it an ideal home for couples, small families, or professionals. With the added benefit of no onward chain, this property is a fantastic opportunity not to be missed. Contact us today to arrange a viewing and experience all that this wonderful apartment has to offer.



Ashlea Court, Westhall Road, Warlingham, CR6

Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Park & Bailey. REF: 1165250



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