



18 Harewood Court, 545 Limpsfield Road – CR6 9DX

Guide Price **£160,000**





18 Harewood Court

Warlingham

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Retirement property
- Lounge/Dining Room
- Double Bedroom with fitted wardrobes
- Shower Room
- Communal Residents Lounge
- Residents Parking
- Communal Gardens



Accommodation Details:

- **Entrance Hall:** Accessed via a communal entrance hall with an entry phone system and the house manager's office. Features an airing cupboard and entry phone system.
- **Lounge/Dining Room:** A spacious and bright room with an electric fireplace and a double-glazed window overlooking the rear communal garden.
- **Fitted Kitchen:** Modern and functional, with built-in appliances including an oven, hob, extractor hood, and fridge/freezer.
- **Double Bedroom:** A generously sized bedroom with fitted wardrobes.
- **Bathroom:** Equipped with a panel-enclosed bath with shower over, low-level WC, and wash basin.

Features:

- Electric heating and double glazing throughout.
- Emergency call buttons installed for added peace of mind.

Communal Facilities:

- **Lounge:** A well-appointed communal lounge with a kitchenette and access to the landscaped gardens.
- **Gardens:** Beautifully maintained communal gardens, perfect for relaxation or socialising.
- **Additional Amenities:** Residents' parking, a guest suite, and a laundry room
- **House Manager:** On-site support for residents' needs.

Location:

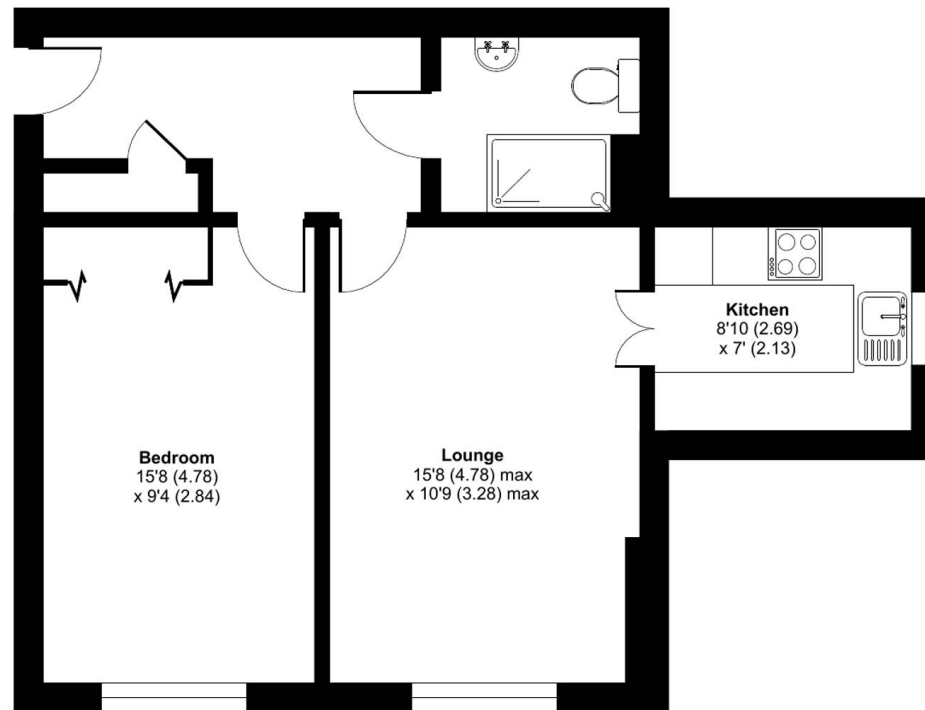
Harewood Court is conveniently located along Limpsfield Road, just south of Warlingham Village Green. The village offers a range of shops, cafes, restaurants, a Post Office, and a Tesco. Nearby amenities include Sainsbury's, open countryside. The 403 bus service provides easy access to Sanderstead and Croydon, making this property an excellent choice for retirees seeking convenience and community.



Limpsfield Road, Warlingham, CR6

Approximate Area = 523 sq ft / 48.5 sq m

For identification only - Not to scale



FIRST FLOOR



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