



Apt 3, Greenacres Lodge, 287 Limpsfield Road – CR6 9FA

Guide Price **£350,000**





Apartment 3

Greenacres Lodge, Warlingham

Offered in excellent decorative order is this spacious two double bedroom ground floor retirement apartment with direct access to a private patio and communal grounds.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Ground floor retirement apartment
- Lounge/Dining Room
- Two Double Bedrooms
- Shower Room
- Direct access to Garden
- Communal Lounge
- Residents Parking
- Self contained laundry cupboard



Situated in the exclusive **Greenacres Lodge** development in Warlingham, this well-presented two double bedroom ground floor retirement apartment is offered in excellent decorative order throughout having been recently refurbished. Benefiting from beautifully landscaped communal gardens and a range of exceptional facilities, this property is perfect for those seeking comfort, convenience, and community.

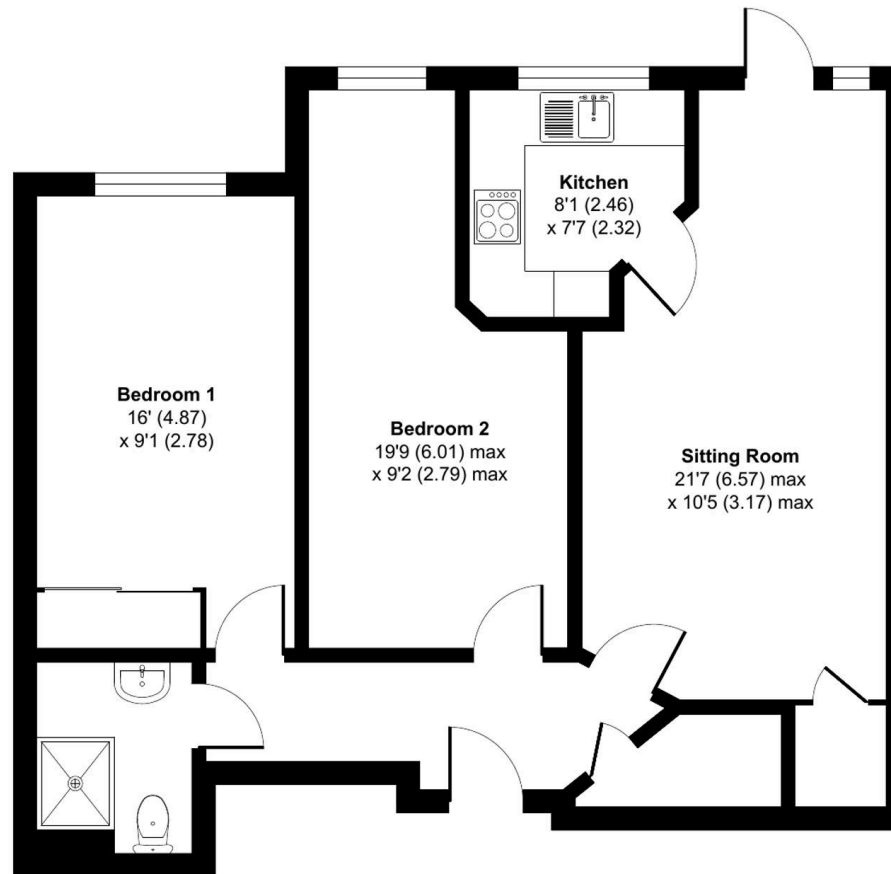
- **Entrance Hall:** Featuring a separate cloakroom, two inbuilt storage cupboards (one containing self contained washing machine and dryer), and an entry phone point for added security and convenience.
- **Lounge/Dining Room:** A spacious and welcoming room with ample space for living and dining furniture. It includes a feature electric fireplace with an attractive surround, and a double-glazed window and door to the front aspect, offering direct access to a patio and communal garden.
- **Kitchen:** Accessed via the lounge, the kitchen is fitted with a range of eye and base-level units with work surfaces over and tiled splashbacks. Integrated appliances include a dishwasher, waist-height oven, a four-ring electric hob with extractor hood, a fridge, and a freezer. A double-glazed window to the front provides natural light.
- **Bedroom One:** A generously sized double bedroom with a built-in wardrobe featuring sliding mirrored doors.
- **Bedroom Two:** Another good-sized room, versatile for use as a dining room, study, or hobby room.
- **Shower Room:** Equipped with a large shower cubicle with a handrail, a heated towel rail, WC, and a wash hand basin with a vanity unit beneath.
- **Communal Facilities:** Owners' lounge with kitchen for social events, landscaped communal gardens, private car park, and a guest suite available for visitors. Residents can also access guest suites at other Churchill Retirement Living developments nationwide.
- **Careline System:** An emergency system monitored 24/7 by the Careline team and during the day by the onsite Lodge Manager, ensuring peace of mind. Integrated intruder alarms, secure video entry, and sophisticated fire and smoke detection systems are also in place.
- **Eligibility:** At least one owner must be over 60, with any second owner aged over 55.



Limpsfield Road, Warlingham, CR6

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



FIRST FLOOR



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