



Flat 9, Parkgate House, 508 Limpsfield Road – CR6 9LJ

Guide Price **£475,000**





Flat 9

Parkgate House, Warlingham

A two bedroom penthouse apartment constructed in 2024 offered in excellent decorative order and with no onward chain. Fantastic Kitchen/Living Room with private balcony and two high quality bathrooms. Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Top floor apartment
- Open plan Kitchen/Living Room
- South facing balcony
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom
- Family Bathroom
- Two Parking Spaces



Located on the top floor, this beautifully presented apartment offers the perfect blend of modern living and comfort. With a south-facing aspect, the property benefits from natural light and a serene atmosphere, enhanced by its own private balcony—a perfect spot to relax and enjoy outdoor space.

Accommodation: The apartment features two spacious double bedrooms. The principal bedroom is a true highlight with a Juliet balcony to the front aspect, offering a luxurious en-suite shower room, fitted wardrobes, and ample space for all your storage needs. The second bedroom is also generously sized, with a Juliet balcony to the front aspect with easy access to the family bathroom, which is finished to a high standard. Both bathrooms are equipped with underfloor heating for added comfort, as well as Villeroy & Boch sanitaryware, chrome brassware, Porcelanosa ceramic tiling, and thermostatic showers.

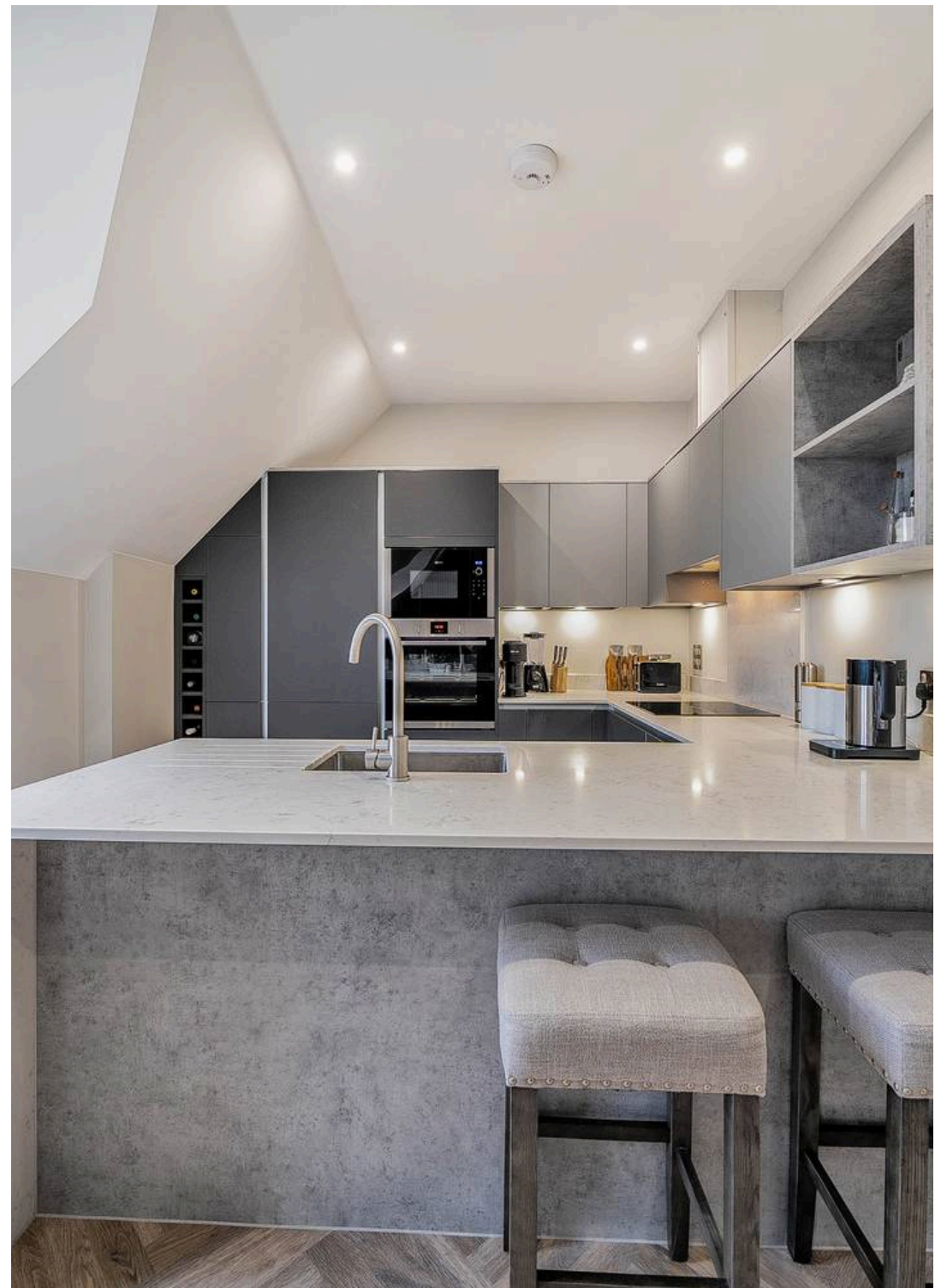
The open-plan kitchen/living area is designed with modern living in mind. With two sets of sliding double doors leading to the private balcony, the living space is both airy and bright. The kitchen is a chef's dream, featuring contemporary handle-less matte finish wall and base units, composite stone worktops, and integrated Neff appliances, including a hob, oven, and microwave. A Zanussi fridge-freezer, dishwasher, and a wine cooler complete the kitchen, making it perfect for cooking and entertaining.

Additional Features:

- Utility cupboard in the hallway with plumbing for a washing machine
- Underfloor heating throughout the apartment
- High-quality Kardean flooring in the hallway, kitchen, and living areas
- Carpets in the bedrooms
- High-efficiency combi-boiler for heating and hot water
- Electric heated towel rails in the bathrooms
- Mains operated smoke detectors and a video entry system for added security
- Double glazed windows throughout

Outside: In addition to the private balcony, the apartment enjoys access to a beautifully landscaped communal garden, ideal for outdoor relaxation. There is also secure communal bin storage and bike storage. Two allocated parking spaces come with the apartment, and provisions are available for an electric car charging point.

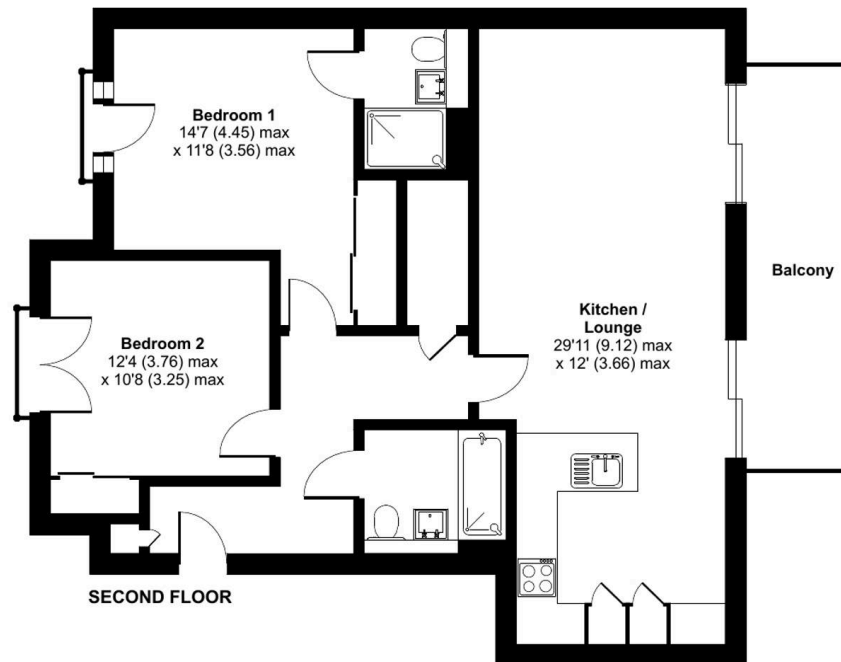
About Parkgate House: Parkgate House is an exclusive development of 9 two-bedroom, two-bathroom apartments, built by the locally renowned family-run business, Kempton Homes. The development has been finished to an exceptional standard throughout and is offered to the market with a 10-year



Limpsfield Road, Warlingham, CR6

Approximate Area = 839 sq ft / 78 sq m

For identification only - Not to scale



SECOND FLOOR





Park & Bailey Warlingham

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