



Flat 10, Fir Tree Court, 301 Limpsfield Road – CR6 9RL

Guide Price **£250,000**





Flat 10

Fir Tree Court, Warlingham

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Two Bedroom First Floor Apartment
- Lounge/Kitchen/Dining Area
- Shower Room
- Entry phone system
- Residents Lounge
- Over 55s
- Residents Parking
- Residents Lounge and guest suite Residents Parking on-site



Built approximately 5 years ago, this charming first-floor apartment has recently been redecorated and is ideally suited for those aged 55 and over, offering a stylish and comfortable living space. With 2 generous double bedrooms, this apartment is designed to provide a relaxing and functional environment.

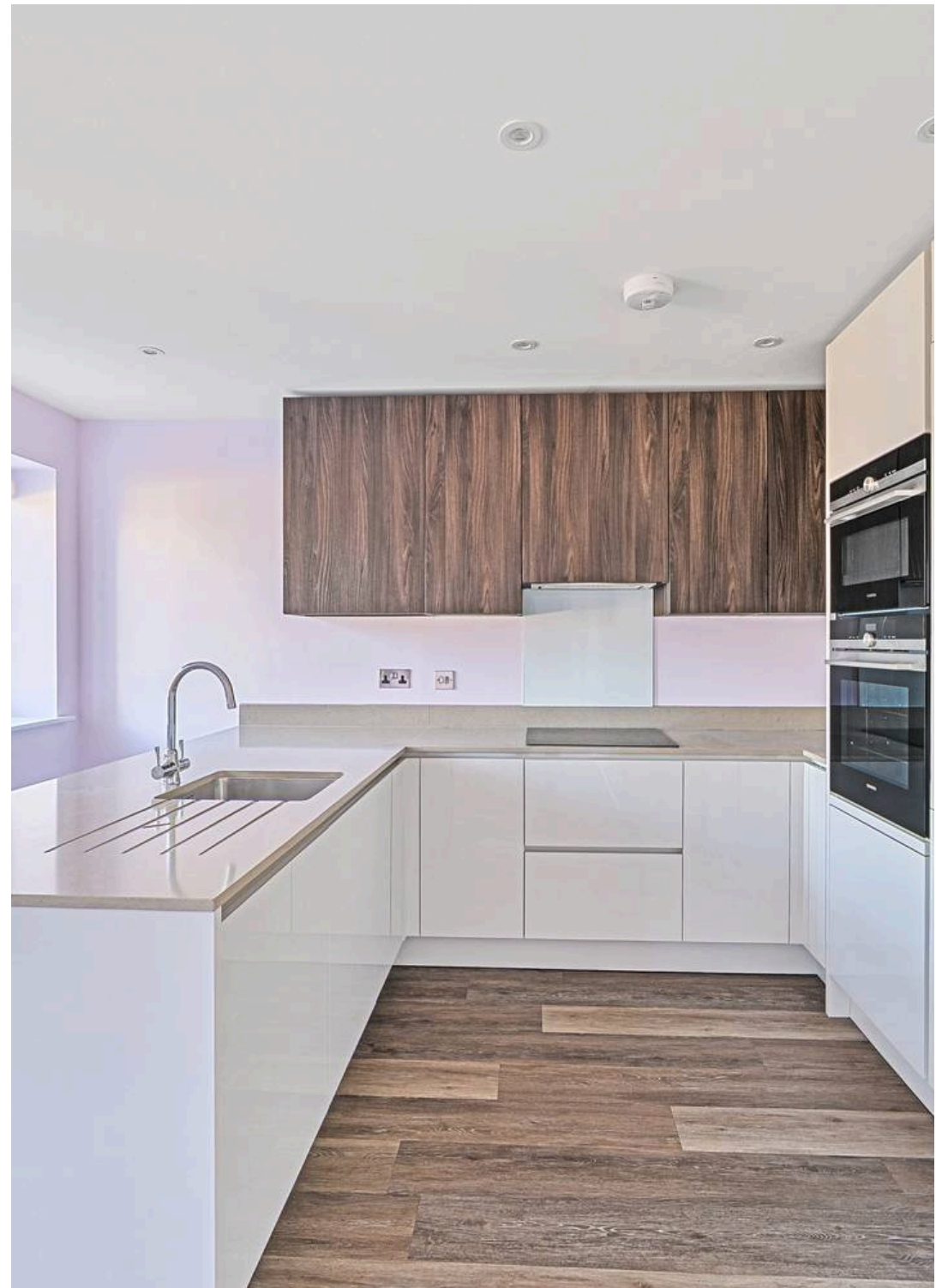
Accommodation: The beautifully fitted kitchen comes with integrated appliances and a breakfast bar area, perfect for casual dining or enjoying your morning coffee. The kitchen opens into the light and bright open-plan lounge, which features doors leading out to a Juliette balcony, providing a lovely view over the well-maintained communal grounds. The modern shower room is fitted with contemporary fittings to include a rainfall shower.

The apartment benefits from underfloor heating with individual room controls, ensuring comfort throughout the year, and a Worcester Bosch boiler providing efficient heating. Ample storage is available, with well-designed spaces to keep the apartment neat and organized.

Communal Areas: The communal areas are impeccably maintained, creating a welcoming atmosphere for all residents. A wonderful lounge area is available for social gatherings, along with a well-equipped kitchen and a visitors' W.C. For convenience, there is also a concierge office, and the building is serviced by a passenger lift, offering easy access to all floors. Guest suite with on suite bathroom. Residents on site parking.

The beautifully landscaped gardens are a true highlight of this property, with a large patio area and pergola, perfect for relaxing on sunny days. Mature planted areas create a tranquil outdoor setting, residents parking.

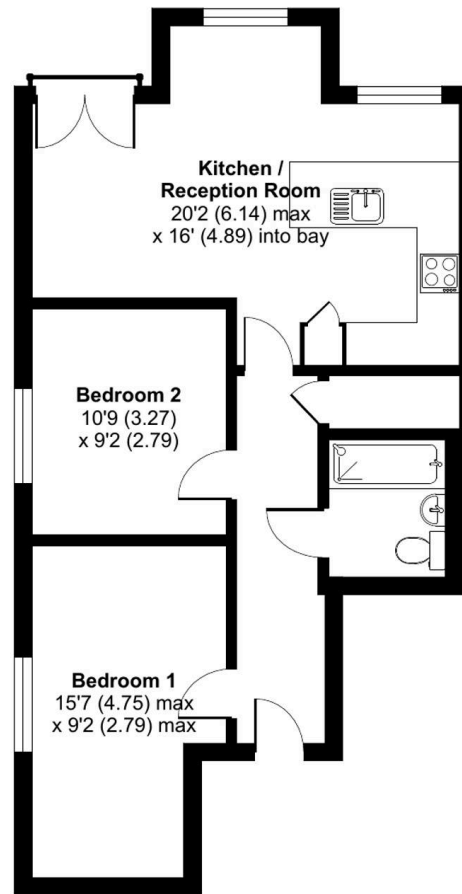
Location: Fir Tree Court is located within a short, level walk to Warlingham Green, offering access to the local medical practice, bus route (403) located just outside the building, and local shops. Warlingham is a sought-after village known for its great community feel and access to the countryside, yet it is also well-connected to Central London. Nearby stations, including Upper Warlingham and Sanderstead, provide easy access to the city. Additionally, the M23/25 motorways are just a short drive away, offering excellent transport links to other parts of the country.



Limpsfield Road, Warlingham, CR6

Approximate Area = 626 sq ft / 58.2 sq m

For identification only - Not to scale



FIRST FLOOR



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