



Flat 12, Langton House, 126 Westhall Road – CR6 9HF

Guide Price **£460,000**





Flat 12

Langton House, Warlingham

Park & Bailey offer to market this two bedroom ground floor retirement property in Langton House. The property offers a private patio, en-suite to master and no on ward chain. Call today to arrange your viewing.

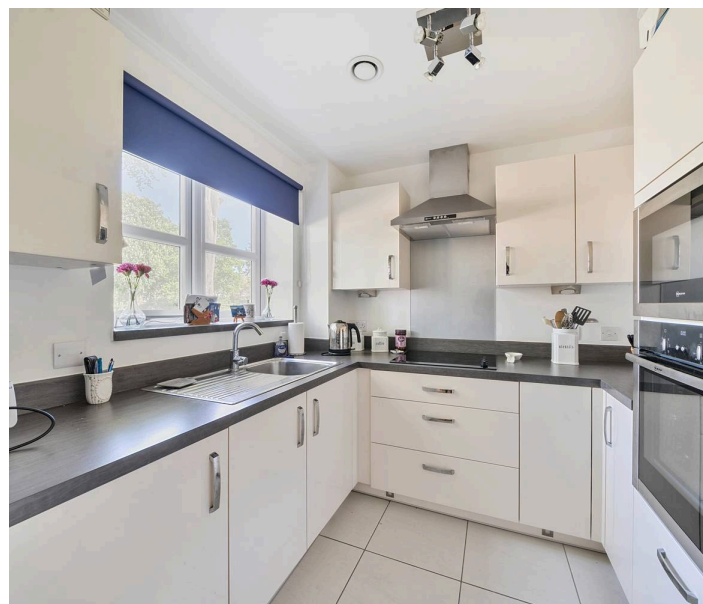
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Ground Floor
- Private Patio
- En-suite to master bedroom
- Modern appliances
- Luxury Retirement
- No Chain



Park & Bailey are delighted to present this beautifully appointed two-bedroom ground floor retirement apartment, situated within the prestigious Langton House development in the heart of Warlingham village.

This luxury property offers easy, independent living for the over 60s, featuring a spacious living/dining room with direct access onto a generous private patio—perfect for enjoying the peaceful landscaped grounds. The fully fitted kitchen comes equipped with integrated appliances including a dishwasher, washing machine, oven, hob, and fridge/freezer.

The impressive master bedroom boasts a modern en-suite shower room and a walk-in wardrobe, while the second double bedroom is equally versatile—ideal as a guest room, home office, or additional sitting room.

Langton House is set in a charming, tree-lined location just a short stroll from Warlingham Green and its excellent amenities. Residents benefit from beautifully maintained communal areas including a residents' lounge with Wi-Fi and entertainment system, landscaped gardens with seating areas, and a friendly on-site manager. Additional features include camera entry system, intruder alarms, fire safety equipment, and lift access throughout.

Key Features:

- Ground floor with private patio access
- Two spacious double bedrooms
- En-suite and walk-in wardrobe to master
- Modern kitchen with integrated appliances
- EPC Rating: B | Council Tax Band: E
- Leasehold | No onward chain
- Beautiful communal facilities and social activities
- Bus stops outside with links to Warlingham Green and Croydon

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

Cook Taylor Woodhouse - £200

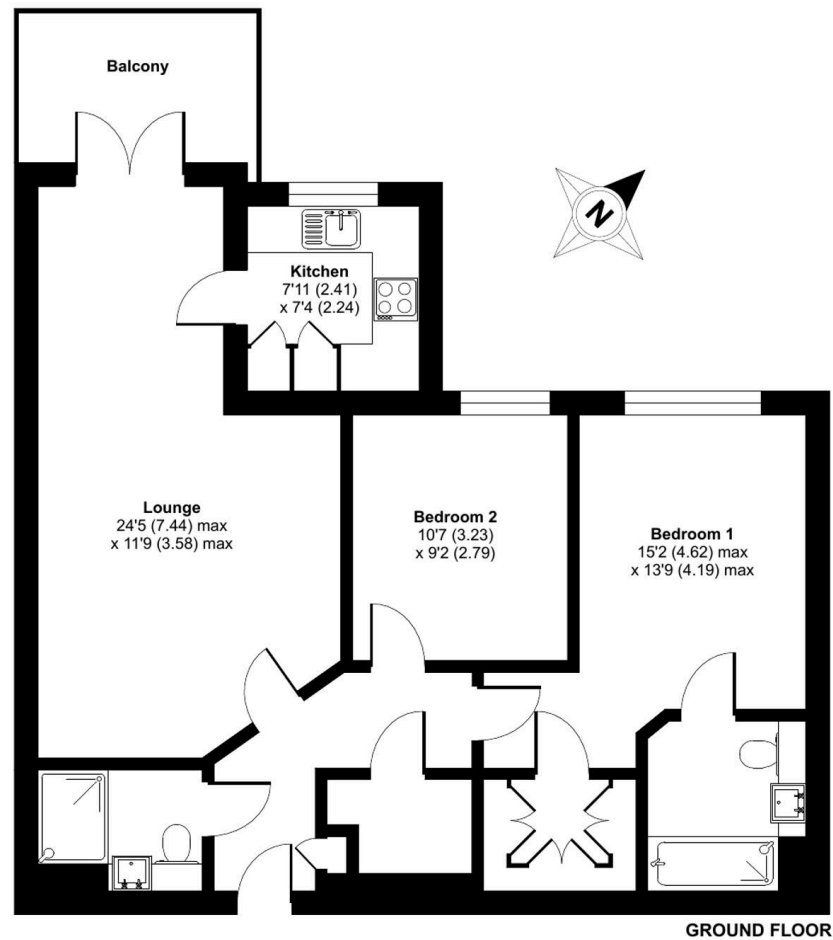
Taylor Rose -£210



Langton House, Westhall Road, Warlingham, CR6

Approximate Area = 807 sq ft / 75 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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