



17 Dorin Court Landscape Road, Warlingham – CR6 9JT
£450,000



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Warlingham

A spacious two double bedroom, two bathroom apartment offered with stunning views from its own balcony and set in a sought after location. Offered to market with no onward chain. Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- NO CHAIN
- Balcony
- Garage
- En-suite
- Communal Gardens
- Electric Charging points
- Sought after location



A Bright and Spacious Two Bedroom Apartment with Balcony and Far-Reaching Views

Key Features:

- Generous Entrance Hall with Ample Storage
- Bright Dual-Aspect Lounge with Private Balcony
- Modern Kitchen/Diner with Integrated Appliances
- Principal Bedroom with Fitted Wardrobes and En-Suite Bathroom
- Second Double Bedroom with Built-In Storage
- Family Bathroom with Shower Over Bath
- Garage En Bloc and Residents' Parking
- Immaculately Maintained Communal Gardens (Approx. 4 Acres)

Property Description:

The property is accessed via a spacious entrance hall offering extensive built-in storage. The light-filled lounge enjoys a dual aspect with sliding patio doors opening onto a private south-facing balcony, boasting picturesque views over the landscaped gardens and Caterham Valley beyond.

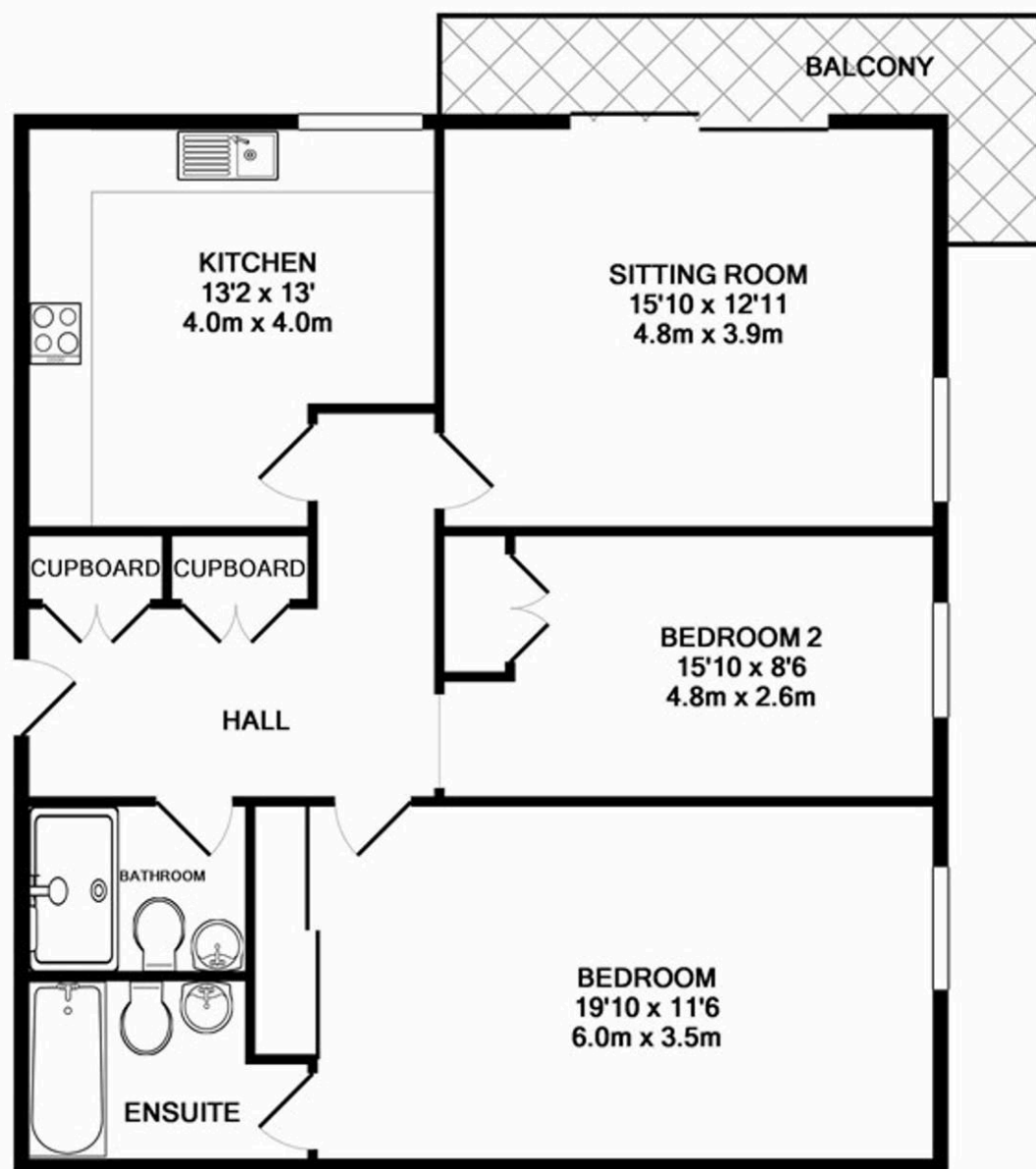
The kitchen/diner is well equipped with a comprehensive range of base and eye-level units, tiled walls, and ample space for dining. Integrated appliances include an oven, microwave, and fridge/freezer, with plumbing and space available for additional white goods.

The principal bedroom benefits from fitted wardrobes and a private en-suite bathroom comprising a panel-enclosed bath with shower over, wash hand basin, and WC. The second double bedroom also includes built-in storage and is served by a well-appointed family bathroom with a bath and shower over, WC, and basin.

Outside:

The development is set within beautifully landscaped grounds extending over four acres, offering peaceful green space and seating areas. A garage en bloc, residents' parking bays, a dedicated drop-off zone, and communal bin store add to the property's practicality and appeal.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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