



6 Whitegates Court Bushes Road, Whyteleafe – CR3 0BX

Guide Price **£270,000**





6 Whitegates Court Bushes Road

Whyteleafe

A well presented two bedroom second floor flat with a private balcony and allocated parking.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Top Floor Apartment
- Lounge/Dining Room
- Kitchen
- Balcony
- Shower Room
- Allocated Parking



Property Description

An ideal opportunity for first-time buyers, this well-presented two-bedroom second-floor flat offers a perfect combination of comfort, convenience, and tranquility. Situated within a leafy residential development, the property enjoys a peaceful setting, while remaining well connected to transport links.

The flat boasts a bright and airy lounge/diner perfect for both relaxing evenings and entertaining guests. A separate modern kitchen provides plenty of workspace for cooking and meal preparation, ideal for those who enjoy spending time in the kitchen.

Step out from the living area onto your own private balcony — a delightful outdoor retreat to enjoy your morning coffee or unwind at the end of the day.

The accommodation also includes two well-proportioned bedrooms: a generous double bedroom with ample space for storage, and a second bedroom ideal as a guest room, home office or nursery. A sleek and functional shower room completes the internal layout.

Additional benefits include allocated parking, ensuring you always have a dedicated space for your vehicle, and access to the well-maintained communal gardens, adding to the property's calm and attractive environment.

Located with easy access to public transport, shops, and local amenities, this fantastic apartment offers a convenient lifestyle for commuters and those who enjoy exploring the surrounding area.

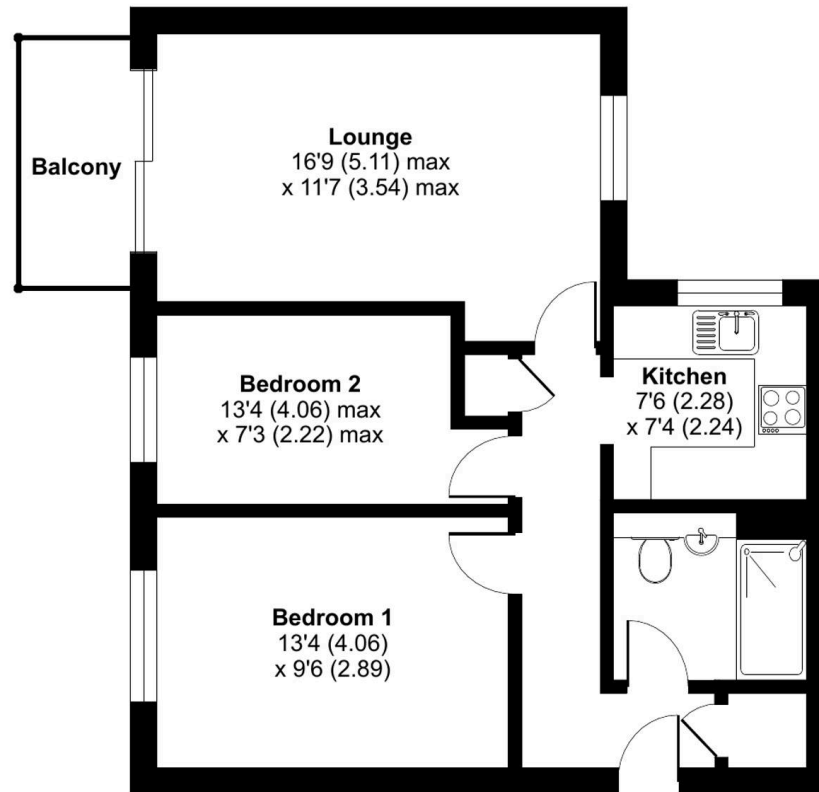
This is a superb opportunity to step onto the property ladder with a home that balances peace and practicality. Early viewing is recommended.



Court Bushes Road, Whyteleafe, CR3

Approximate Area = 605 sq ft / 56.2 sq m

For identification only - Not to scale



SECOND FLOOR





Park & Bailey Warlingham

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