



Apt 25, Greenacres Lodge, 287 Limpsfield Road – CR6 9FA
£325,000



Apartment 25

Greenacres Lodge, Warlingham

This well-presented two-bedroom first-floor retirement apartment is located within the highly regarded Greenacres Lodge, an exclusive development designed for independent living for those aged 60 and over. Offering a thoughtfully laid-out floor plan of approximately 761 sq ft (70.6 sq m), the apartment benefits from modern conveniences, ample storage, and a welcoming community environment.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Spacious two-bedroom retirement apartment in sought-after Greenacres Lodge
- Bright reception room with space for living & dining
- Modern fitted kitchen with integrated appliances
- Long lease – approx. 115 years remaining
- Walking distance to Warlingham Green shops and amenities
- Beautiful communal gardens and resident facilities
- Secure video entry system and two large storage cupboards
- Versatile second bedroom – ideal as guest room, office, or hobby space
- NO CHAIN



Accommodation

Entrance Hall

The spacious entrance hall includes a secure video entry system, two generous built-in storage cupboards and an entry phone point for added convenience.

Reception Room

A bright and generously proportioned reception room with space for both living and dining areas. A feature electric fireplace with an elegant surround creates a cosy focal point. A large double-glazed window provides a pleasant outlook to the front aspect.

Kitchen

Accessed directly from the reception room, the modern fitted kitchen offers a range of eye-level and base units with worktops and tiled splashbacks. Integrated appliances include a waist-height oven, a four ringed glass electric hob with extractor hood and a freezer. A double-glazed window overlooks the front garden. There is also freestanding fridge-freezer. Also a freestanding washer dryer

Bedroom One

A well-sized double bedroom complete with a built-in double wardrobe comprising of a full height double wardrobe with 2 hanging rails. Fitted corner wardrobe with hanging rail & storage shelf. Two further single wardrobes with hanging rails & shelving. Two tall shelved cupboards. Two wall units. 2 bedside cabinets with pull out trays. A fitted window seat with 4 large drawers for storage.

Bedroom Two

A versatile second bedroom that can serve as a guest room, study, dining room, or hobby space. This room is also generously proportioned.

Shower Room

Comprising a large walk-in shower cubicle with handrail, wash hand basin set within a vanity unit, WC, and a heated towel rail.

Location

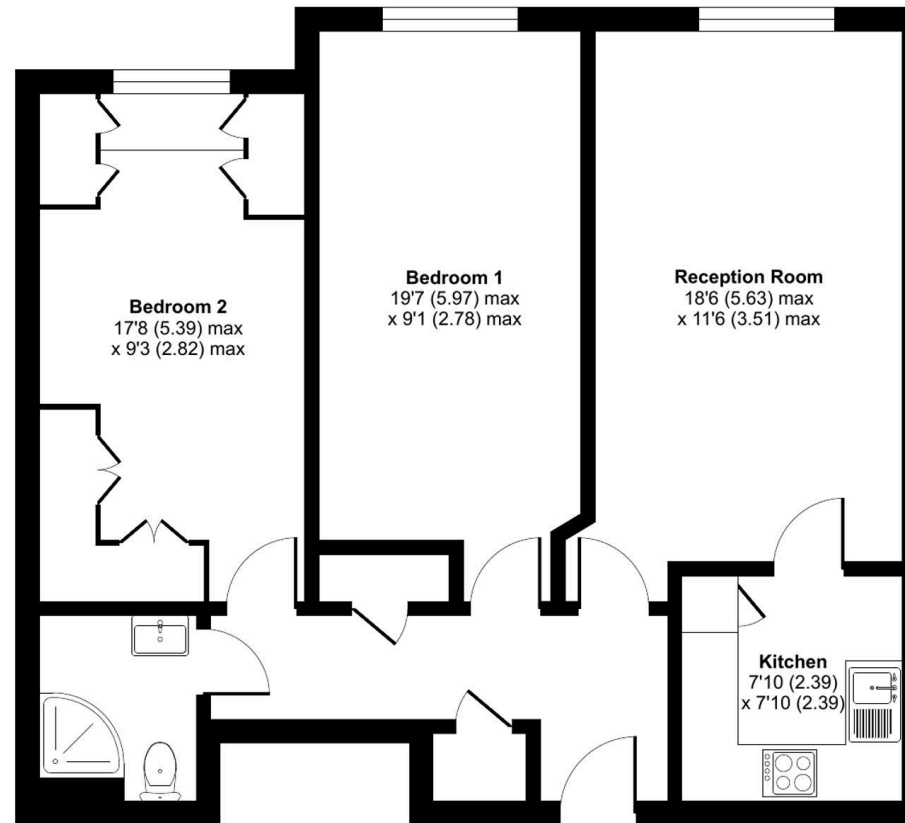
Greenacres Lodge is ideally situated just a short walk from Warlingham Green, offering a selection of local shops, supermarkets, eateries, pharmacy, post office, hairdressers, dentists, and doctors. The area is served by excellent public transport links, including nearby Upper Warlingham and Whyteleafe train stations, and regular local bus services.



Limpsfield Road, Warlingham, CR6

Approximate Area = 761 sq ft / 70.6 sq m

For identification only - Not to scale



FIRST FLOOR



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