



Flat 8, Wren Court, 303 Limpsfield Road – CR6 9RL

Guide Price **£189,950**





Flat 8

Wren Court, Warlingham

Well-presented one-bedroom ground floor retirement apartment with private patio, communal gardens, residents' facilities, and a superb location just a short walk from Warlingham Green.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Ground floor one-bedroom retirement apartment
- Private patio with direct access to communal gardens
- Bright lounge/dining room with French doors
- Fully fitted kitchen with a range of base and eye-level units
- Double bedroom with large built-in wardrobe
- Modern wet room bathroom with shower, WC, and wash basin
- Residents' communal lounge and well-maintained gardens
- On-site facilities including guest suite, Careline alarm, and part-time manager
- Secure entry phone system for peace of mind



One Double Bedroom Ground Floor Retirement Apartment

Private Patio | Communal Gardens | Convenient Warlingham Location

Ideally positioned within a short, level walk of Warlingham Green, this well-presented ground floor retirement apartment offers comfortable and secure living in a friendly and well-maintained development. The property enjoys direct access to its own private patio and beautifully kept communal gardens, providing a peaceful setting with a strong sense of community.

The accommodation comprises an entrance hall with built-in storage leading to a bright and welcoming lounge/dining room, featuring double-glazed French doors that open directly onto the patio. The kitchen, overlooking the rear gardens, is fitted with a good range of base and eye-level units and comes fully equipped for convenient day-to-day living.

The bedroom is a generous double room with a large built-in wardrobe and pleasant garden views. The bathroom is designed as a modern wet room, complete with shower, low-level WC and wash basin.

Development Features

Residents benefit from a range of excellent facilities, including:

- A welcoming communal lounge and well-tended gardens
- Residents' parking
- A guest suite for visitors
- Careline personal alarm system
- Secure entry phone system
- Part-time on-site manager for additional peace of mind

Location

The development is situated in a highly convenient location, just a short level walk from Warlingham Green, where there is a variety of local shops, cafés, restaurants and public houses, as well as excellent transport links.

In Summary

A delightful and well-maintained ground floor retirement apartment offering independence, comfort, and security within walking distance of Warlingham Village amenities — the perfect setting for relaxed and convenient retirement living.

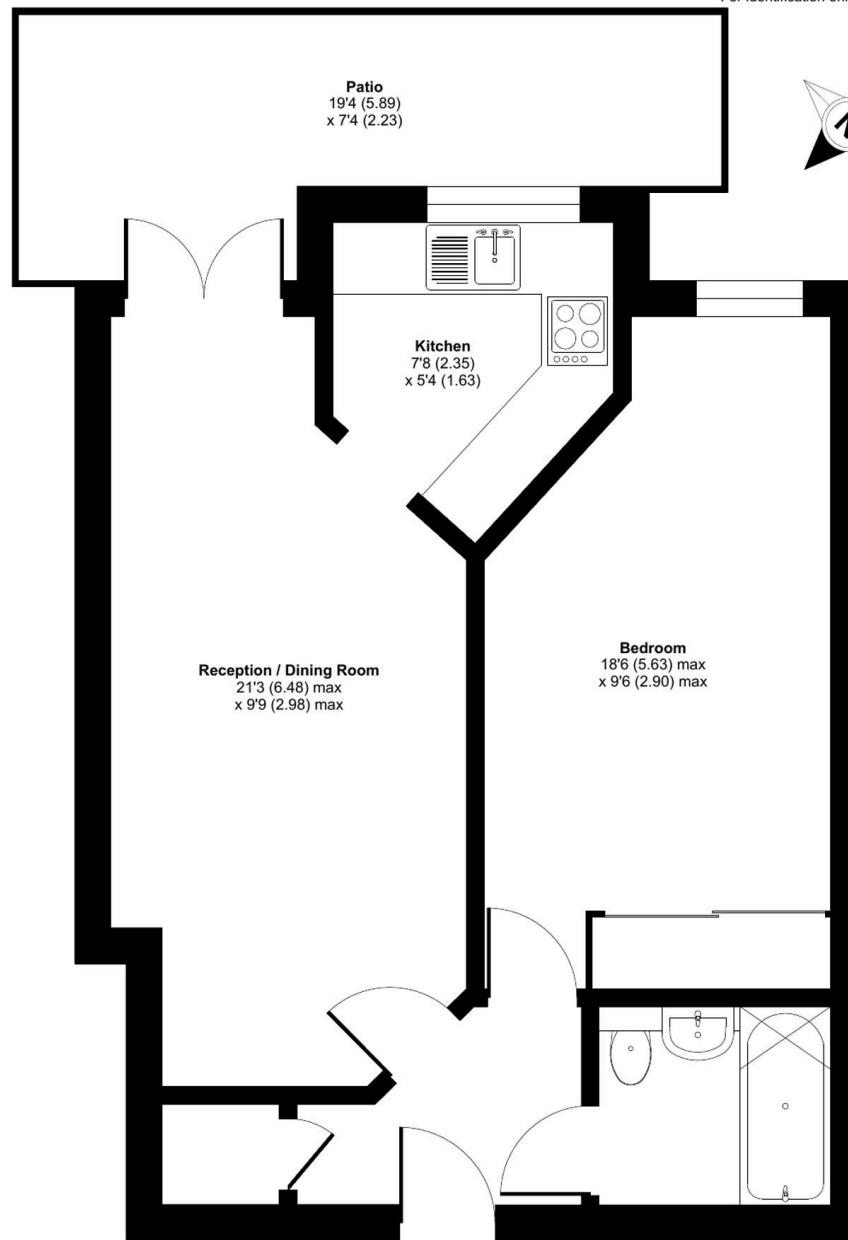
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Wren Court, Limpsfield Road, Warlingham, CR6

Approximate Area = 491 sq ft / 45.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Park & Bailey. REF: 1373050



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