


# Asking Price £199,950 Leasehold

## 1 Bedroom, Apartment - Retirement

32, Greenacres Lodge 287 Limpsfield Road, Warlingham, Surrey, CR6 9FA

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

# Greenacres Lodge

Located in the village of Warlingham, Greenacres Lodge is an exclusive development of 36 one and two bedroom retirement apartments. Set on the scarp slope of the North Downs, Warlingham's height allows for panoramic views over London.

For those with an interest in nature or walking, Blanchman's Farm Local Nature Reserve is an area of open recreational space covering some 25 acres, with a network of paths. Warlingham is served by two railway stations- Upper Warlingham station and Whyteleafe station, both located in Whyteleafe, under two miles from Warlingham Green.

Greenacres Lodge is within close walking distance of local shops and amenities, mainly centred around the green in Warlingham, which includes supermarkets, a pharmacy, post office, hairdressers, and various eateries. A Doctor and Dentist are within a few minutes walk.

Greenacres Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Greenacres Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Greenacres Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Greenacres Lodge requires that at least one apartment Owner be over the age of 60 with any second Owner over the age of 55.







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# Property Overview

**ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT**

Churchill Sales and Lettings are delighted to be marketing this lovely one bedroom first floor apartment with garden views. The property offers deceptively spacious accommodation and is presented in good order throughout.

The Living Room is a bright and airy room and offers ample space for living and dining room furniture, it has a feature electric fireplace with attractive surround. A French door opens to a Juliet balcony and windows provide natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired.

The Shower Room offers a curved shower enclosure with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!







# Features

- One bedroom first floor apartment with Juliet balcony
- Beautifully landscaped communal gardens
- Fitted Kitchen with integrated appliances
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners' lounge & kitchen with regular social events
- Owners' private car park
- Owners Laundry Room
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







# Key Information

Service Charge (Year Ending 31st May 2027): £4,156.81 per annum

Ground Rent: £743.42 per annum. To be reviewed October 2029

Council Tax Band D

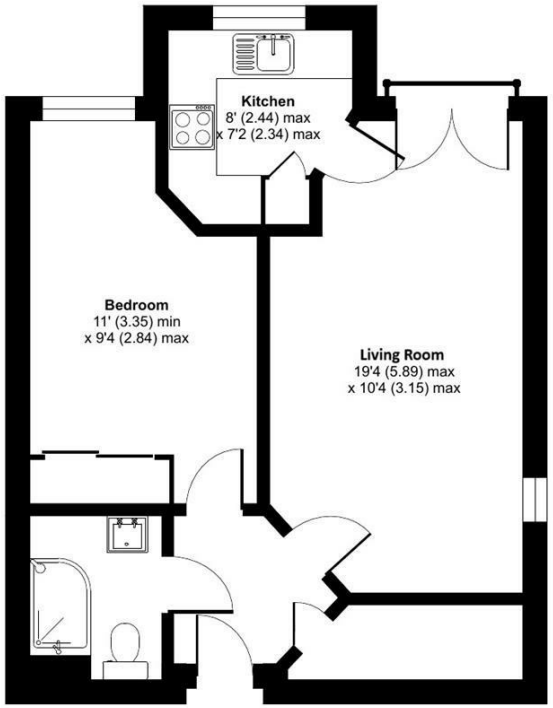
125 year lease commencing 2015

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution towards the contingency fund.

Approximate Area = 484 sq ft / 45 sq m

For identification only - Not to scale




EPC Rating: C

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1167792

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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