



19 REDVERS COURT, REDVERS ROAD  
WARLINGHAM, SURREY, CR6 9JW

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## GUIDE PRICE £250,000

A fabulous two bedroom first floor retirement apartment situated within walking distance to Warlingham Village. The property benefits from 2 good sized bedrooms, a fitted kitchen and bathroom and the lounge is a particular feature of this property with its double glazed French door and Juliet balcony with stunning views over school common. Externally, there are level, well-tended communal gardens, residents parking area, direct access to School Common and within easy access to local shops and amenities. These retirement properties are highly sought after so early viewings are essential to avoid disappointment. [links](#)

**Tenure: Leasehold**

**Lease Length: 125 years from 1/7/89 –**

**Approx 87 years remaining**

**Current charges are:**

**Service charge : £3343 per annum approx**

**Local Authority: Tandridge District Council**

**EPC Rating: D**

**Council Tax Band: D**

**This information has been provided by the seller and will need to be verified through solicitors .**



Total area: approx. 67.7 sq. metres (729.2 sq. feet)



## SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

01883 622 258

[enquiries@raynersproperties.com](mailto:enquiries@raynersproperties.com)

[www.raynersproperties.com](http://www.raynersproperties.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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