



Flat 2, Wren Court, 303 Limpsfield Road – CR6 9RL

Offers Over **£150,000**





Flat 2

Wren Court, Warlingham

Park & Bailey are delighted to offer to market this one bedroom ground floor retirement flat with direct access to your own private patio area.

Offered to market with no chain.

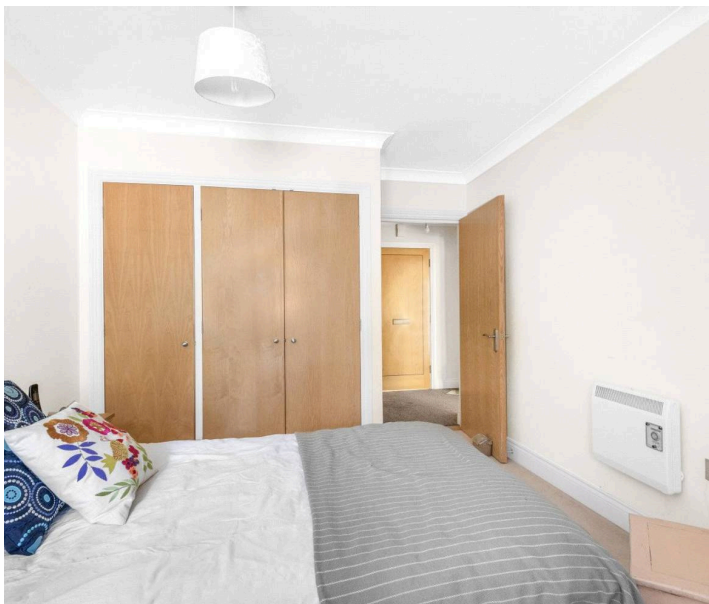
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 1 Bedroom
- Ground Floor
- Small Private Patio Area
- French Doors to Patio
- Located Close To Warlingham Village
- Residents Lounge



Spacious One-Bedroom Ground Floor Retirement Apartment with Garden Access in Prime Warlingham Location

This inviting one-bedroom ground floor retirement apartment is ideally located within walking distance of Warlingham Village. The property features its own entrance leading into a welcoming **entrance hall** with built-in storage for convenience.

The **lounge/dining room** is bright and spacious, with double-glazed French doors opening directly onto a private patio, providing tranquil views and easy access to the beautifully maintained communal gardens. The **kitchen**, overlooking the rear gardens, is fully equipped and fitted with a range of base and eye-level units, ensuring functionality and style.

The **primary bedroom** is generously sized, offering lovely garden views and includes a large built-in wardrobe for ample storage. The **bathroom** is well-appointed with a shower, low-level WC, and washbasin.

Additional amenities include a **communal lounge** and **gardens, residents' parking**, and a **guest suite** for visiting family or friends. The property also benefits from a **Careline personal alarm system, secure entry phone**, and the support of a part-time on-site manager, providing residents with peace of mind.

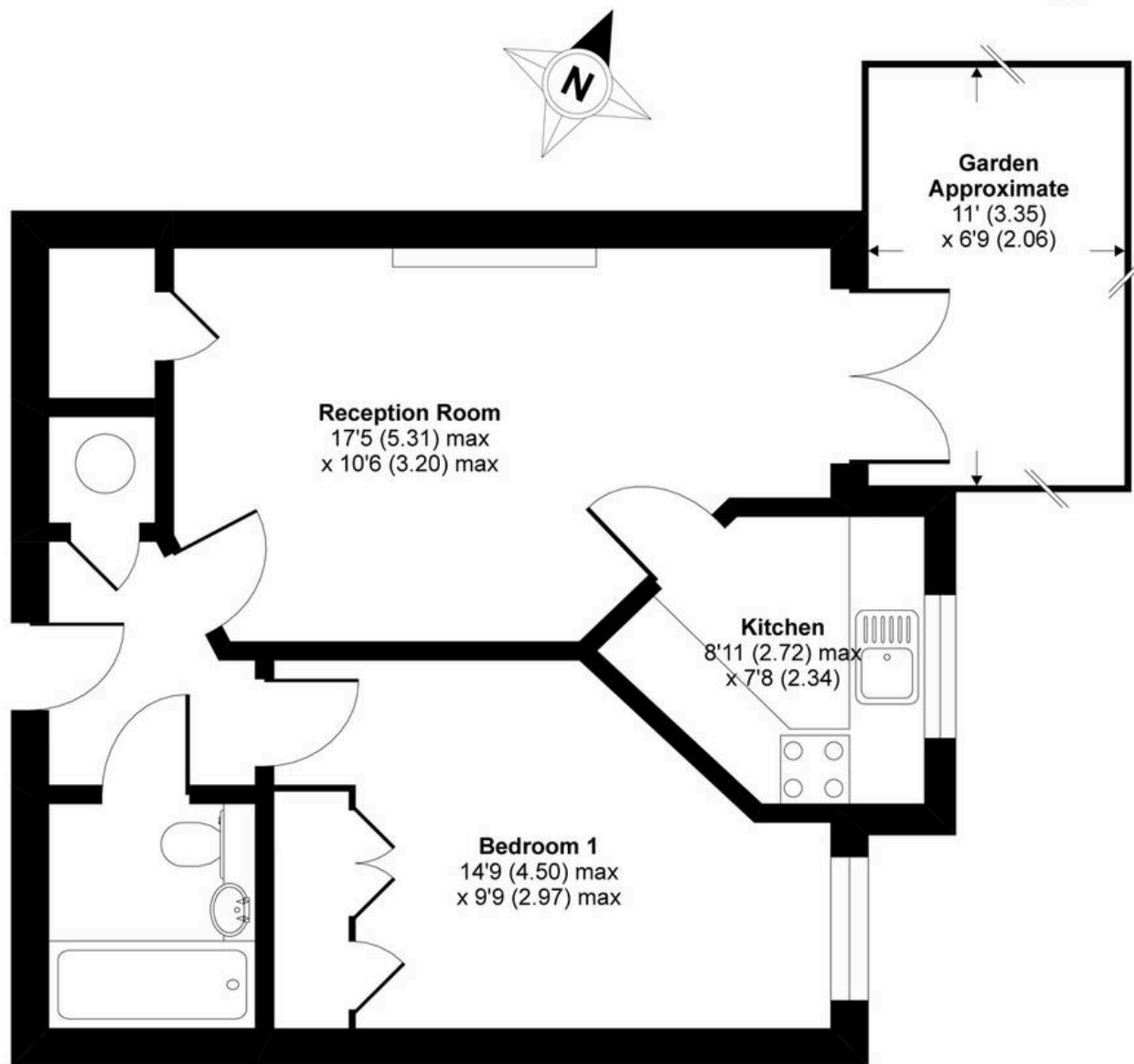
This property is ideal for those seeking a comfortable, secure, and sociable environment with easy access to local amenities and the charm of Warlingham Village.



Limpsfield Road, Warlingham, CR6 9RL

Approximate Area = 453 sq ft / 42 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2020. Produced for Park & Bailey. REF: 606759



Park & Bailey Warlingham

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