



**RAYNERS**  
TOWN & COUNTRY

**FLAT 6 WESTHALL MANOR**  
**98 WESTHALL ROAD, WARLINGHAM, SURREY, CR6 9HD**

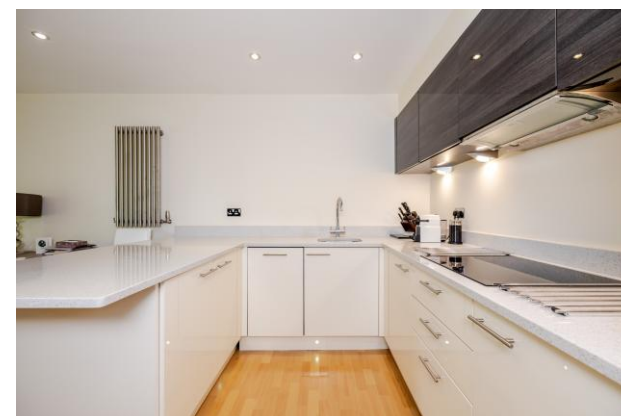
# FLAT 6 WESTHALL MANOR

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A beautifully presented luxury two-bedroom apartment situated on the first floor of this sought-after purpose-built block within a secure gated development.

The property features a principal bedroom with an en-suite shower room, a second double bedroom, and a separate family bathroom. Additional benefits include allocated parking, lift access, and a long lease.

Ideally located close to Warlingham village and the Village Green, the apartment enjoys excellent transport links, with convenient rail services available from Upper Warlingham and Whyteleafe stations, providing easy access to Central London and surrounding areas.







**Local Authority: Tandridge council    Council Tax Band: E    EPC Rating: B**  
**Tenure: Leasehold - 125 years from January 2011 - Approximately 110 years remaining**  
**Maintenance: Approx £3169 per year**  
**Ground rent: £350 per year**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[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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