



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

Guide Price **£175,000**





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.

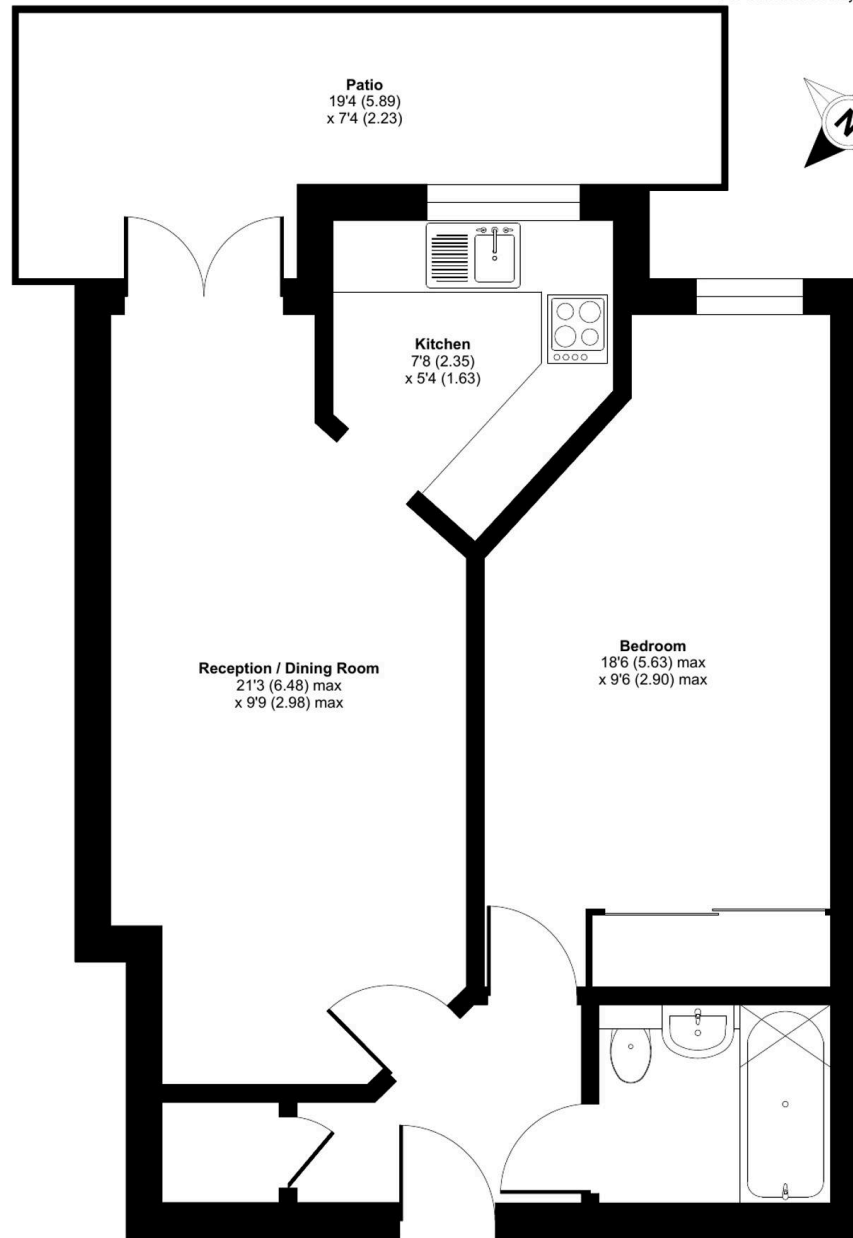
As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of



Wren Court, Limpsfield Road, Warlingham, CR6

Approximate Area = 491 sq ft / 45.6 sq m

For identification only - Not to scale



GROUND FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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