









32 HAREWOOD COURT, 545 LIMPSFIELD ROAD, WARLINGHAM, SURREY, CR6 9DX

32 HAREWOOD COURT, 545 LIMPSFIELD ROAD WARLINGHAM SURREY, CR6 9DX

This well-presented two bedroom retirement apartment for over 60's is situated on the top floor of a popular retirement development and is offered in good order throughout. The property features a modern fitted kitchen, a spacious bathroom with both a bath and separate shower, and comfortable accommodation designed for easy living.

Residents benefit from a range of excellent communal facilities including a welcoming residents' lounge, laundry room and guest suite for visiting family and friends. The development also offers the reassurance of an on-site warden and residents' parking.

Conveniently located close to Sainsbury's and a variety of bus routes along the Limpsfield Road, the property is ideally positioned for easy access to local amenities and transport links. An early viewing is highly recommended.

Tenure: Leasehold

Lease Length: 125 Years from July 2008 approx 106 years remaining

Current charges are:

Ground Rent To be confirmed through solicitors.

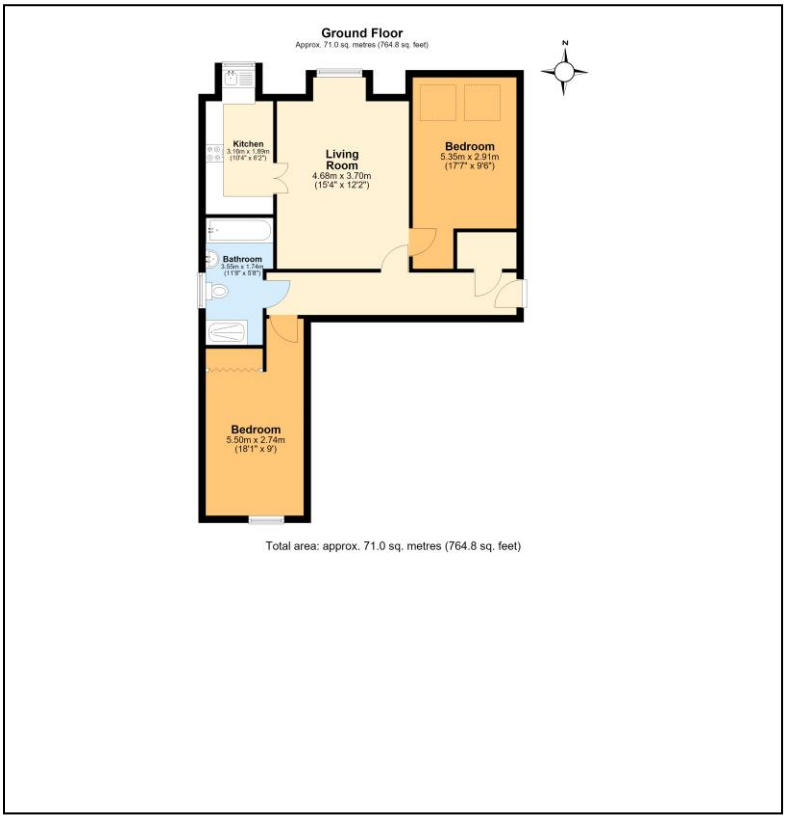
Service charge : To be confirmed through solicitors.

Local Authority: Tandridge District council

EPC Rating: E

Council Tax Band: E

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





SALES
2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ
01883 622 258
enquiries@raynersproperties.com
www.raynersproperties.com

RAYNERS
TOWN & COUNTRY

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