

RAYNERS
TOWN & COUNTRY

18 LANGTON HOUSE, WESTHALL ROAD
WARLINGHAM, SURREY, CR6 9HF

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Rayners are delighted to present to the market this stylish first floor apartment set within the prestigious Langton House development offering comfortable living for the over 60s. Located within a short distance of Warlingham Green and local amenities providing a lovely village environment. The accommodation includes two double bedrooms one of which has an en-suite shower room which is in addition to a further modern bathroom. The contemporary kitchen benefits from integrated appliances and there is a large lounge which has doors opening onto a private balcony.

The communal areas a Langton House provide a comfortable solution to meeting up with friends in a spacious and welcoming space. Not only is there a large lounge area, the landscaped gardens enable residents to enjoy the outside space with none of the worry of maintaining it. A lift provides access to all floors and there is a video entry system for security. This particular apartment is priced very competitively to attract a motivated buyer. Offered to the market with no onward chain. Viewing is essential.















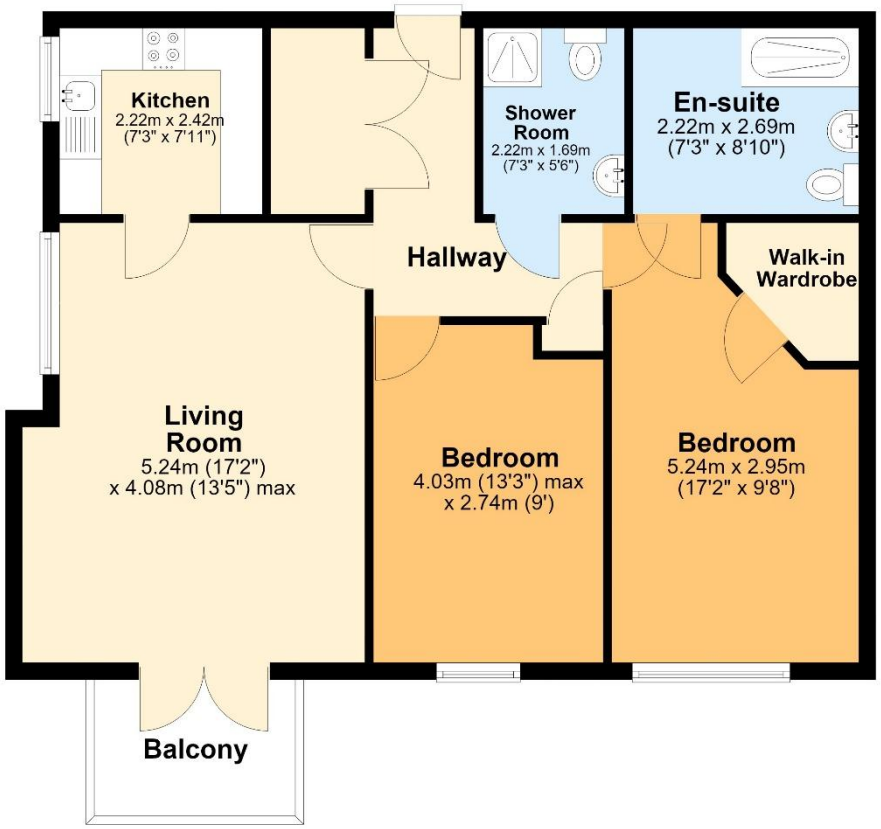






Ground Floor

Approx. 73.3 sq. metres (789.3 sq. feet)
(excluding Balcony)



Total area: approx. 73.3 sq. metres (789.3 sq. feet)



Tandridge district council- Tax band - E EPC Rating- B

Tenure: Leasehold- 999 years from August 2018 approx 990 remaining - Service charge: £402.93 per month Ground rent: £495 per year

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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