



**7 Darcy Court, 71 Westhall Road - CR6 9HG**

Guide Price **£330,000**





## 7 Darcy Court

### Warlingham

Two-bedroom first floor apartment with en suite, Juliet balcony, allocated parking and no onward chain, ideally located for Upper Warlingham and Whyteleafe train stations. Viewing highly recommended.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Two-bedroom first floor apartment
- Offered with no onward chain
- Within easy reach of Upper Warlingham & Whyteleafe stations
- Spacious lounge/dining room with Juliet balcony
- Fully fitted kitchen/breakfast room with integrated appliances & breakfast bar
- Main bedroom with three double wardrobes & en suite shower room
- Second bedroom and modern family bathroom
- Allocated parking space
- Attractive communal gardens with bike storage
- Gas central heating and double glazing



## Property Description

A well-presented two-bedroom first floor apartment, offered to the market with no onward chain, situated in a convenient location within easy reach of Upper Warlingham and Whyteleafe train stations.

The property is approached via a neatly maintained communal entrance hall, with stairs leading to the first floor. The apartment itself features a welcoming entrance hall with two built-in storage cupboards. To the rear, the spacious lounge/dining room enjoys pleasant views over the communal gardens and benefits from a Juliet balcony.

The kitchen/breakfast room is fitted with a comprehensive range of units, integrated appliances including a dishwasher, washing machine, fridge/freezer, oven and four-ring gas hob, as well as a breakfast bar for casual dining.

The main bedroom is generously proportioned and features three built-in double wardrobes along with an en suite shower room comprising shower, low-level WC and wash basin. There is a further second bedroom which benefits from a built-in wardrobe. A well-appointed family bathroom, fitted with a bath with shower attachment, low-level WC and wash basin.

Externally, the property benefits from an allocated parking space to the front, together with well-maintained communal gardens and a bike storage area. Additional features include gas central heating, double glazing throughout and Satellite points for both FreeSat and SkyQ.

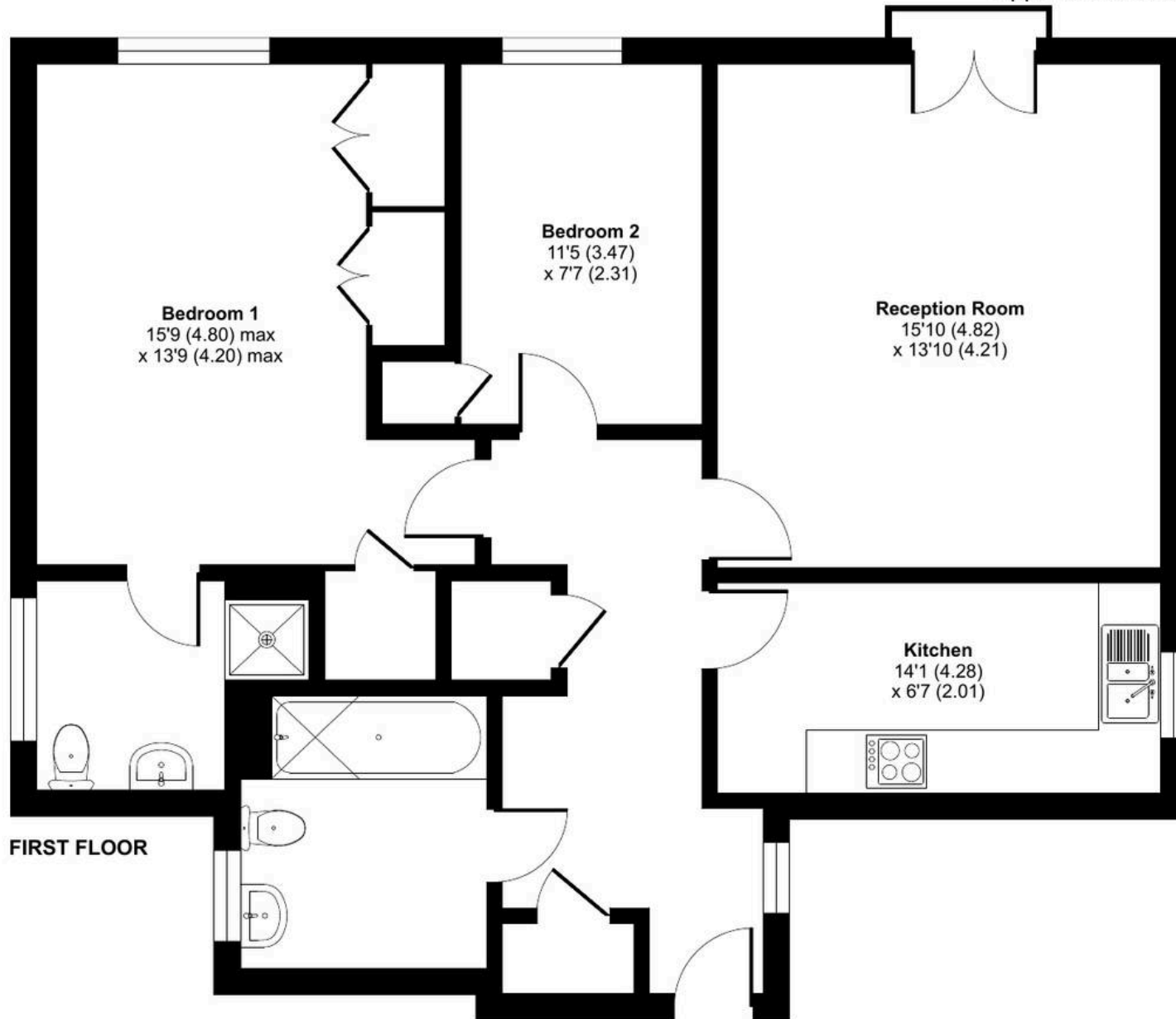
Lease 125 years from 2007.



# Darcy Court, Westhall Road, Warlingham, CR6

Approximate Area = 906 sq ft / 84.1 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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