

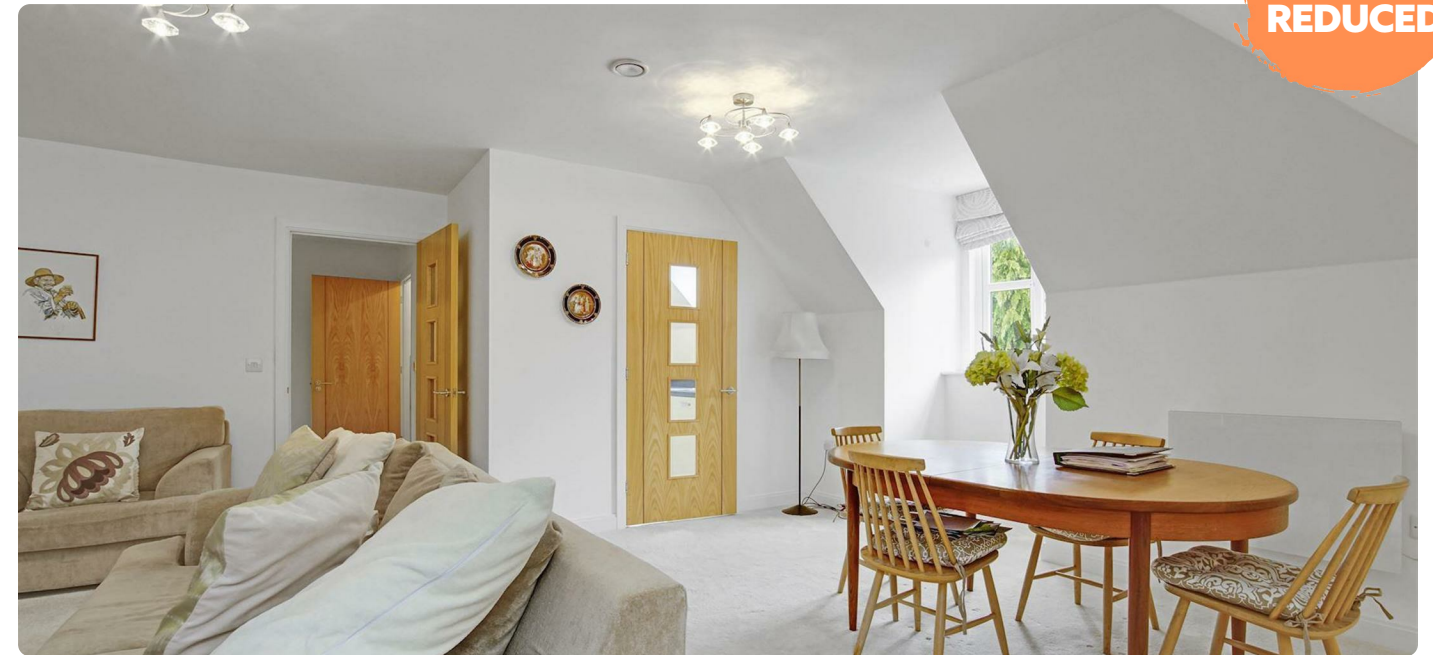
31 Langton House

Westhall Road, Warlingham, CR6 9HF

PRICE REDUCED



APPROX. GROSS INTERNAL FLOOR AREA 932 SQ FT / 87 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
 Langton House
 date: 04/07/25
 photoplan



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £360,000 Leasehold

A beautifully presented second floor, two double bedrooms, two shower rooms retirement living apartment at Langton House set within amazing landscaped gardens.

This rarely available apartment must be seen.

Allocated car parking space.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Westhall Road, Warlingham, Surrey, CR6

2 Bed | £360,000

PRICE
REDUCED

Summary

Langton House was exclusively designed by McCarthy & Stone purpose built for retirement living. The development consists of 33 two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartments feature modern fully fitted kitchens, two spacious bedrooms, two shower rooms and a large living room. The development includes a Homeowners' lounge and landscaped gardens. Each apartment comes with its own allocated parking space.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fee applies - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with spy hole and letter box leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a utility room housing a washer/dryer and hot water cylinder, also provides additional storage. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the two bedrooms, living room and shower room.

Living Room

A beautifully presented dual aspect living room of excellent proportions with windows having southerly and westerly

aspects. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads into the modern fully fitted kitchen.

Kitchen

Modern fully fitted kitchen with an excellent range of base and wall units and drawers with contrasting work surfaces. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven, fitted NEFF microwave above, ceramic hob, stainless steel cooker hood, integral dishwasher, fridge freezer and under pelmet lighting.

Bedroom One with en-suite shower room

A spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, window with an easterly aspect, door to en-suite shower room.

En-suite Shower Room

Tiled with slip resistant floor tiling, walk-in level access thermostatically controlled shower with glass screen and grab rails. Close coupled WC and vanity unit with wash basin, heated towel rail, double width illuminated mirror fronted cabinet and shaver socket. Emergency pull cord.

Bedroom Two

Well proportioned second double bedroom with velux window with a southerly aspect. Ceiling lights, TV and phone point.

Shower Room

Tiled with slip resistant floor tiling, glazed shower cubicle. Underfloor heating and grab rails. WC and vanity unit with wash hand basin, mirror, heated towel rail, and shaver socket. Emergency pull cord.

Service Charge (Breakdown)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration

of communal areas

- Buildings insurance

Service Charge: £4,835.21 per annum (for financial year ending 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold

Lease: 999 years from 1st Jun 2018

Ground rent: £495 per annum

Ground rent review: 1st Jun 2033

Car Parking

This apartment has an allocated car parking space.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

