



**Flat 13, Ridge Court Westhall Road, Warlingham - CR6 9BH**

Guide Price **£325,000**





## Flat 13

Ridge Court Westhall Road, Warlingham

Beautifully presented ground floor three bedroom maisonette with private entrance and garden, open plan living with modern kitchen, garage and residents parking, close to Upper Warlingham station.

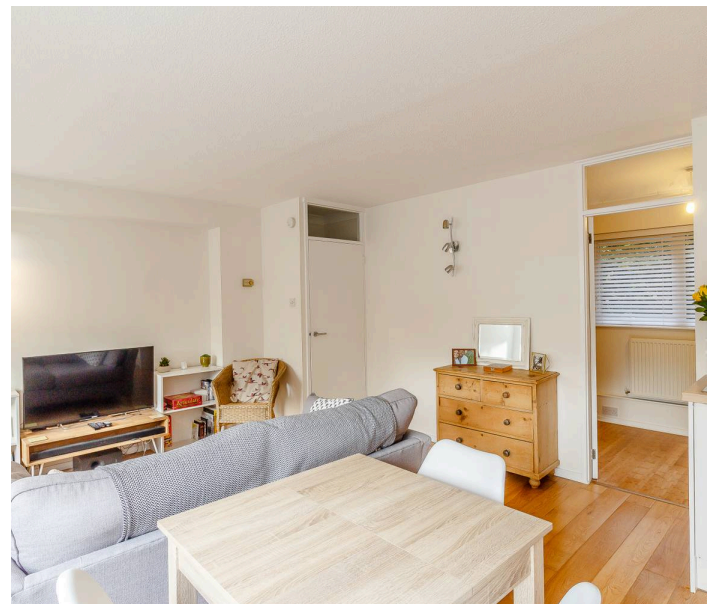
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Ground floor three bedroom maisonette
- Spacious open-plan living/dining room
- Walking distance to Upper Warlingham station
- Own Garden
- End of chain
- Garage



A beautifully presented ground floor three bedroom maisonette, offering its own private entrance and front garden. The property features a bright and spacious open plan living and dining room, creating a welcoming and versatile space ideal for modern living. The kitchen is seamlessly incorporated into this space and is fitted with an extensive range of units, providing both practicality and style.

Located just off the kitchen area is a study, which could also be utilised as a third bedroom, offering flexibility to suit a variety of needs. There are two further well-proportioned bedrooms along with a contemporary bathroom, all maintained to a high standard throughout.

Externally, the property benefits from its own private garden, mainly laid to lawn and enclosed by a picket fence, creating an attractive and usable outdoor space.

Ideally positioned within walking distance of Upper Warlingham train station, the property offers excellent transport links into Central London. Further benefits include a garage and residents parking, making this an appealing option for a wide range of buyers.

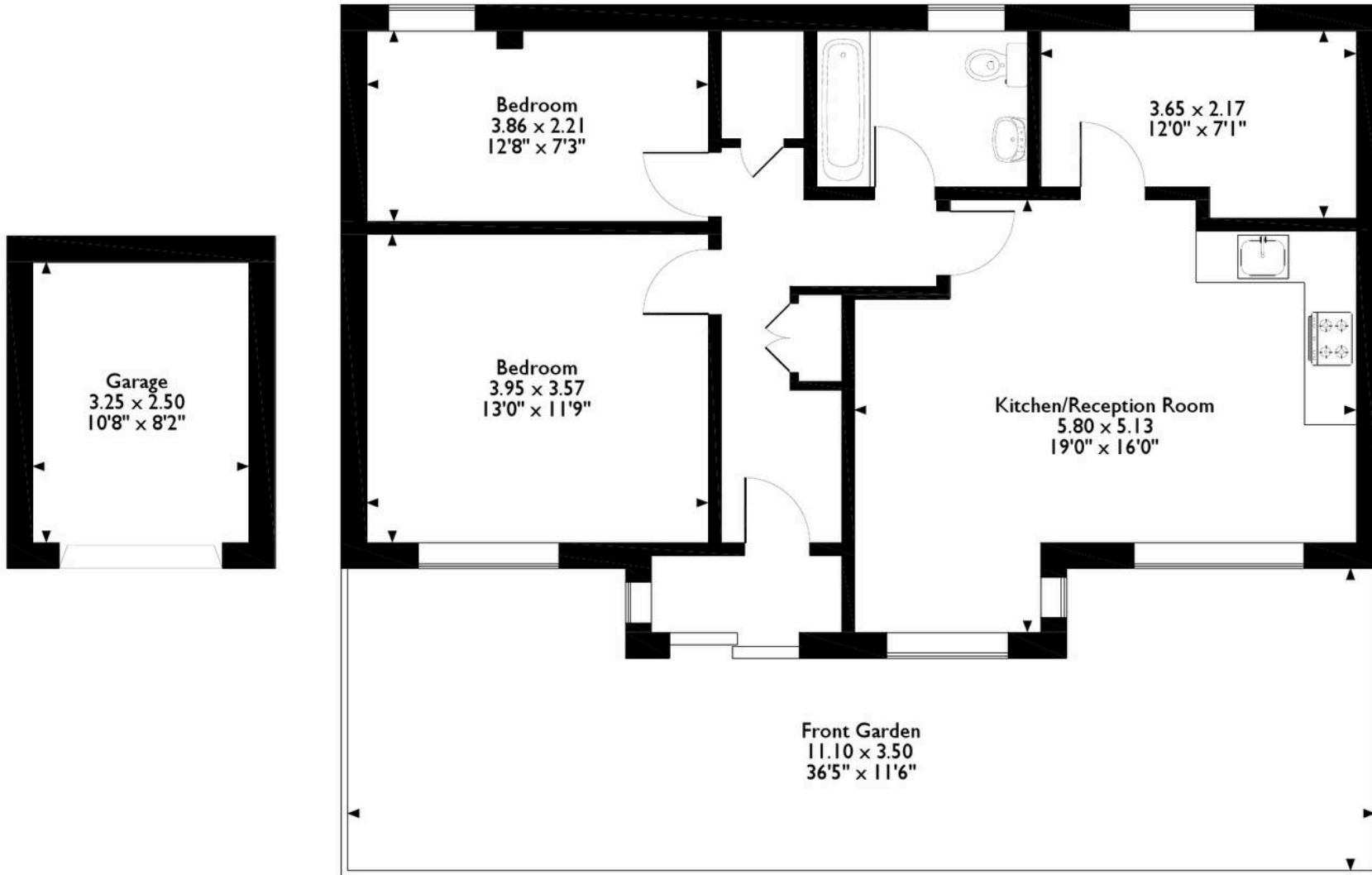
#### Tenure Information

- Tenure: Leasehold
- Lease Length: 189 years from 29/09/1981 (approximately 145 years remaining)
- Service Charge: Approx. £1,472 per annum
- Ground Rent: Peppercorn



# Ridge Court, Warlingham

Approximate Gross Internal Area  
867 Sq Ft / 81 Sq M



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)

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