



RAYNERS
TOWN & COUNTRY

**50 GRESHAM AVENUE
WARLINGHAM. CR6 9DJ**

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A fabulous opportunity to acquire this spacious purpose built ground floor maisonette situated in a popular road close to Sainsburys in Warlingham. The accommodation includes two double bedrooms, bathroom, lounge and separate kitchen with access to the private rear garden. The property also benefits from a private driveway. The property offers scope for the incoming purchaser to update and make it their own whilst benefiting from gas central heating, double glazing and a recently replaced roof.

For commuters, excellent rail links to Croydon and Central London are available from both Upper Warlingham and Whyteleafe stations.

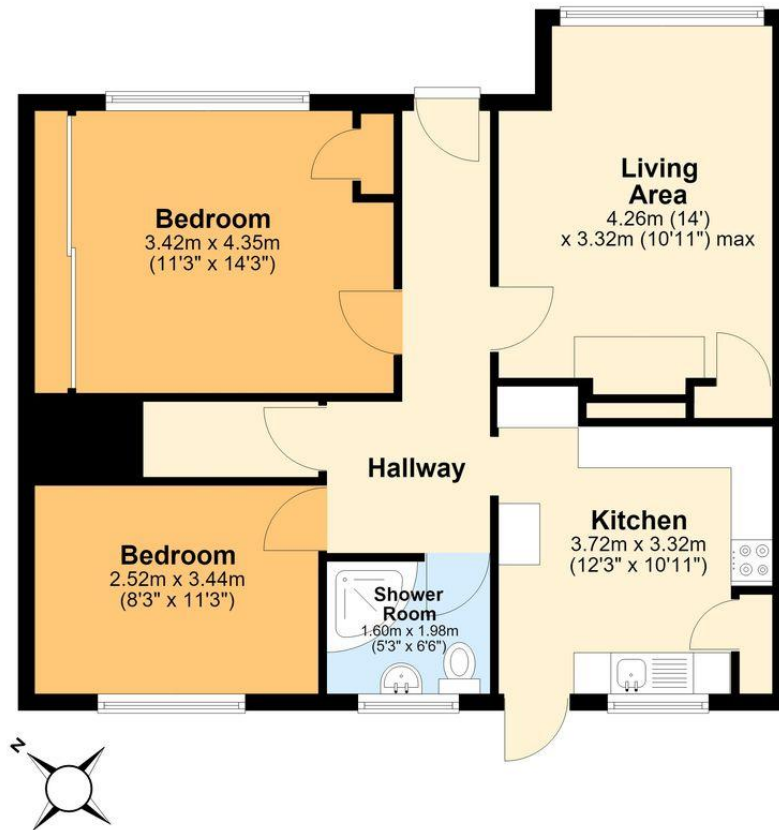
With its strong transport links and close proximity to well-regarded schools, this property is an ideal choice for first-time buyers and young families seeking a well-connected and family-friendly location. End of Chain





Ground Floor

Approx. 65.8 sq. metres (708.3 sq. feet)



Total area: approx. 65.8 sq. metres (708.3 sq. feet)

- **Tenure:** Leasehold
- **Lease length** 130 years from 18/04/1998 – Approximately 84 years remaining
- **Ground Rent** £10 p.a
- **Maintenance Charges** – Please ask for details
- **Local Authority:** Tandridge District Council
- **Council Tax Band C**
- **EPC Rating D**
- **Information supplied by sellers to be verified through solicitors.**

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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