

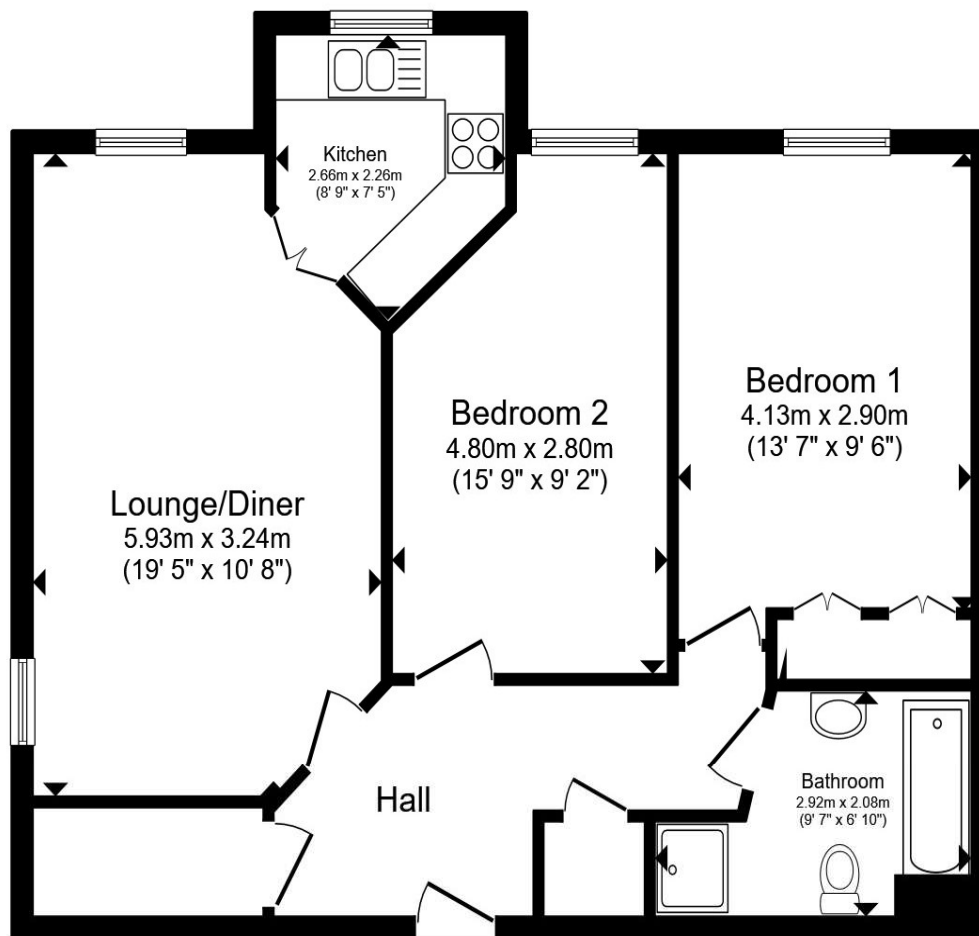


Harewood Court Limpsfield Road, Warlingham CR6 9DX

welcome to
Harewood Court Limpfield Road, Warlingham

Tucked away in the desirable development of Harewood Court, this well-presented two-bedroom, chain-free flat offers comfortable, low-maintenance living in a peaceful and friendly community setting, and is designed exclusively for the over 60's.





Total floor area 67.7 m² (728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The property features an entrance hall with an entry-phone system, a bright and spacious living/dining room, perfect for relaxing or entertaining, with direct access to a fitted kitchen with ample storage and built in appliances. Both bedrooms are generously sized, with the principal bedroom benefiting from built-in wardrobes. The bathroom completes the internal accommodation, offering a 3-piece suite including a bath, WC, washbasin and shower cubical.

Residents of Harewood Court enjoy a range of on-site facilities, which include a resident's lounge and kitchen, laundry room and visitors guest suite, as well as the added reassurance of a secure entry system and a development management team. There is also plenty of residents parking and beautifully kept communal gardens.

Ideally located in the heart of Warlingham, the property is within easy reach of local shops, cafes, and essential amenities, as well as excellent transport links providing convenient access to surrounding areas. This is a fantastic opportunity to enjoy independent retirement living in a welcoming and well-connected location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Retirement Flat
- Two Double Bedrooms
- No onward chain
- 24/7 Emergency Call System
- Lift To All Floors

Tenure: Leasehold EPC Rating: C

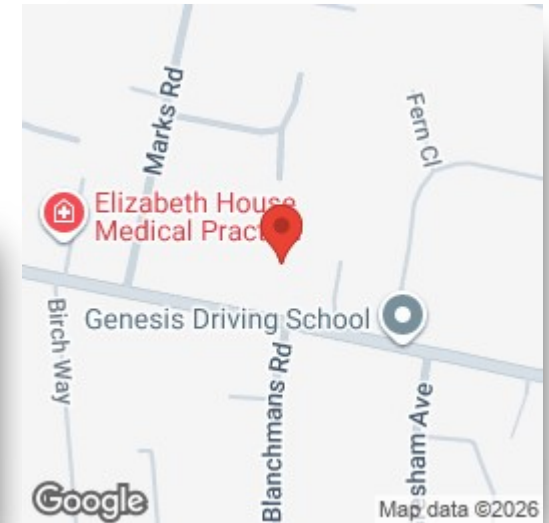
Council Tax Band: E Service Charge: 5703.70

Ground Rent: 297.50

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108050



Property Ref:
SAN108050 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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