



49 SHELTON AVENUE, WARLINGHAM
SURREY, CR6 9NF

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This ground floor two bedroom maisonette is conveniently situated close to Warlingham Village Centre offering a variety of amenities. A local bus services gives access to Croydon and the surrounding area and there are two mainline railway stations at Whyteleafe and Upper Warlingham with regular commuter links to central London. Warlingham also provides a variety of sports and recreational facilities and local schools for children of all ages.

Accommodation comprises of two double bedrooms, bathroom, living room and a modern kitchen/breakfast room. Externally there is a private garden to front and rear. The roof has been recently renewed.

Viewing Highly Recommended.

Tenure: Leasehold

Current charges are:

Ground rent- £10 per annum

Maintenance- Approx £158 per year

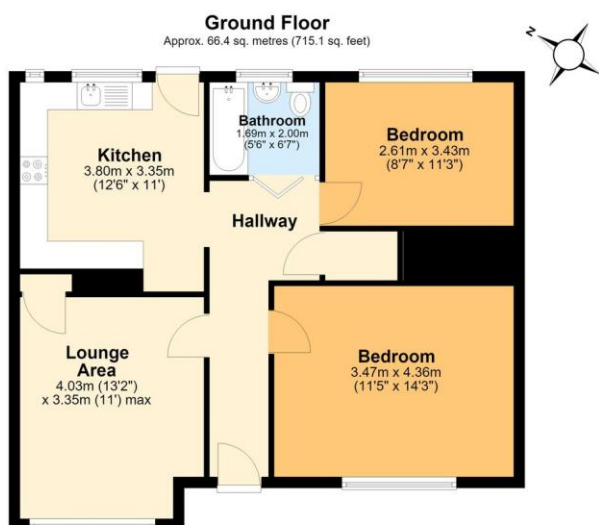
Lease length- 130 years from October 1980- approx 84 remaining

Local Authority: Tandridge District council

EPC Rating: C

Council Tax Band: C

This information has been provided by the seller and will need to be verified through solicitors .



Total area: approx. 66.4 sq. metres (715.1 sq. feet)



SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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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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