



18 SPIRE PLACE, WARLINGHAM  
SURREY, CR6 9LW



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## GUIDE PRICE £245,000

A nicely presented one-bedroom ground floor purpose-built flat, offering bright and well-proportioned accommodation throughout. The property enjoys a spacious dual-aspect lounge, a modern fitted kitchen, a double bedroom, and a stylish bathroom. Further benefits include an entry phone security system, residents' parking, and tasteful décor throughout. Conveniently situated close to the heart of Warlingham Village, with its excellent range of shops, cafés, restaurants, and everyday amenities, this attractive home is ideally located for comfortable and convenient living. An excellent opportunity for first-time buyers, downsizers, or investors alike.

**Tenure:** Leasehold

**Lease Length:** 999 years from 2004- approx 977 remaining

**Current charges are:**

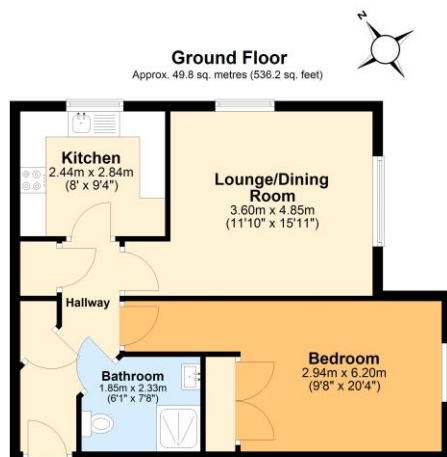
**Service charge :** Approx £3600 per annum

**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. 49.8 sq. metres (536.2 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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