



12 GRESHAM AVENUE, WARLINGHAM  
SURREY, CR6 9DJ

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GUIDE PRICE £240,000

A one-bedroom first-floor maisonette featuring a generous private rear garden, ideally situated within half a mile of Warlingham village centre. The village offers a wide selection of local shops, everyday amenities, and reputable schools catering to all age groups.

Conveniently located, a Sainsbury's supermarket is just a quarter of a mile away, while nearby bus services along Limpsfield Road provide easy access to Croydon and surrounding areas. For commuters, excellent rail links to Croydon and Central London are available from Upper Warlingham and Whyteleafe stations.

This property is perfectly suited to first-time buyers seeking strong transport connections.

[transport links](#)

**Tenure: Leasehold**

**Lease Length: 130 years from 1980- 84 Years remaining**

**Current charges are:**

**Ground Rent£10 per annum**

**Service charge : £300-500 per annum**

**Local Authority: Tandridge District council**

**EPC Rating: D**

**Council Tax Band: C**

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



Total area: approx. 43.8 sq. metres (471.4 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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