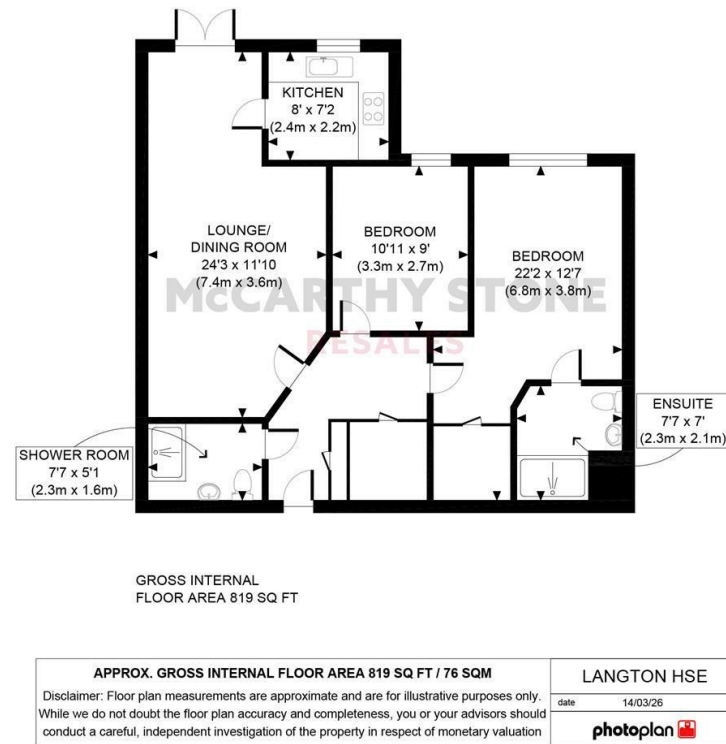


## 12 Langton House

126 Westhall Road, Warlingham, CR6 9HF



Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



**Asking price £425,000 Leasehold**

A beautifully presented ground floor, two double bedrooms, two shower rooms retirement living apartment at Langton House set within amazing landscaped gardens. This fabulous apartment must be seen to be appreciated.

Allocated car parking space.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Langton House, Westhall Road, Warlingham, CR6 9HF

## Summary

Langton House was exclusively designed by McCarthy & Stone purpose built for retirement living. The development consists of two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the apartment and throughout the development.

The apartment features a modern fully fitted kitchen, a spacious living room opening onto a covered patio area, two double bedrooms and two shower rooms. The development includes a stunning split level communal lounge and landscaped gardens. Each apartment comes with its own allocated parking space.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

For peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. There are lifts to all floors. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fee applies - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with tiled flooring housing the hot water tank, Vent-Axia system and the BOSCH washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the two bedrooms, living room and shower room.

## Living Room

A well-proportioned living room benefitting from a glazed patio

door with windows to side opening onto a paved and covered patio area and the front facing landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

Modern fitted kitchen with an excellent range of base and wall units and drawers with contrasting work surfaces. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. NEFF waist level electric oven with fitted NEFF microwave above, ceramic hob with opaque glass splash back and stainless steel extractor hood, integral fridge freezer and under pelmet lighting.

## Bedroom One with en-suite shower room

A large double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, window overlooking the landscaped gardens, door to en-suite shower room.

## En-Suite

Tiled with slip resistant floor tiling, walk-in level access thermostatically controlled shower and glass screen. Underfloor heating and grab rails. Close coupled WC and Vanity unit with wash basin and storage below, heated towel rail, illuminated double width mirror and shaver socket. Emergency pull cord.

## Bedroom Two

A second double bedroom of good proportions. Ceiling lights, TV and phone point.

## Shower Room

Tiled with slip resistant floor tiling, glazed shower cubicle with sliding door. Underfloor heating and grab rails. Close coupled WC and vanity unit with wash hand basin and storage beneath, illuminated mirror, heated towel rail, and shaver socket. Emergency pull cord.

## Car Parking

Each apartment has its own allocated car parking space.

## Service Charge (breakdown)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments

## 2 Bed | £425,000

- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £4,595.02 per annum.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold

Ground Rent: £495.00 per annum.

Lease Length: 999 years from June 2018

Ground rent review: 2033

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

