



**Harewood Court, Limpsfield Road, Warlingham CR6 9DX**

**welcome to**

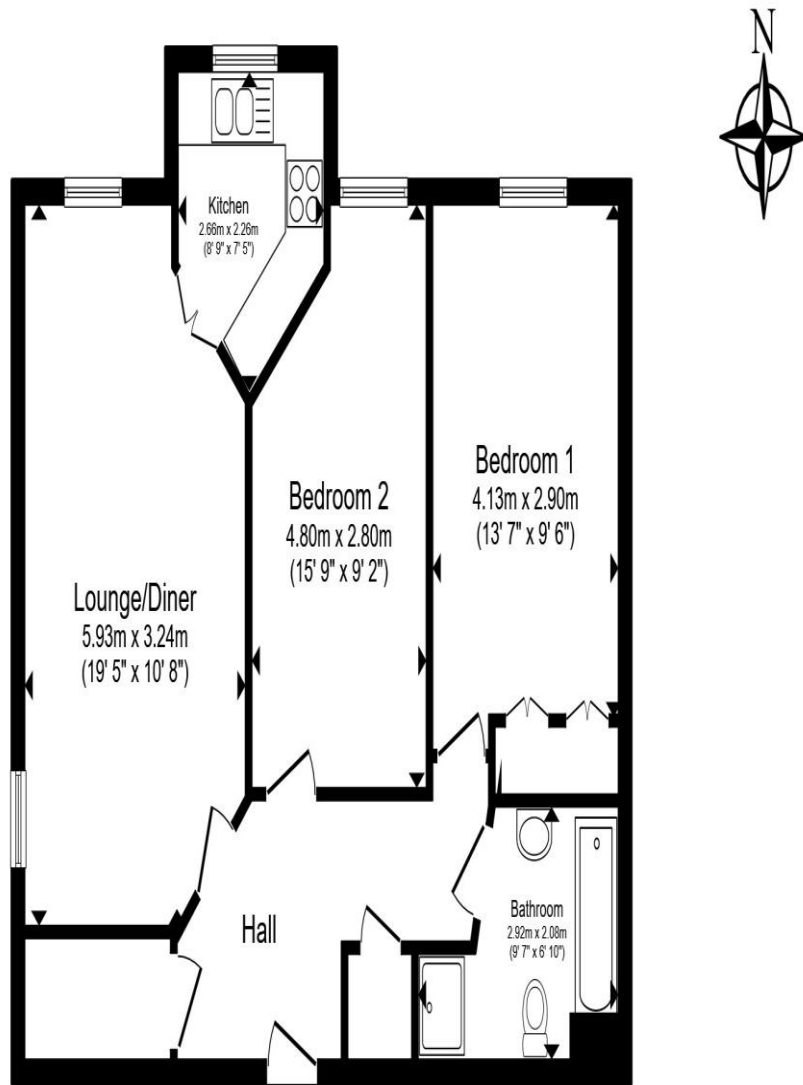
## **Harewood Court Limpfield Road, Warlingham**

***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.***

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.





Total floor area 67.7 m<sup>2</sup> (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](http://www.propertybox.io)



Ideally located in the heart of Waringham, 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.

welcome to

## Harewood Court Limpsfield Road, Warlingham

- 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.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAN108050 - 0002

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020 8651 6363



[Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)



Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL



[barnardmarcus.co.uk](http://barnardmarcus.co.uk)