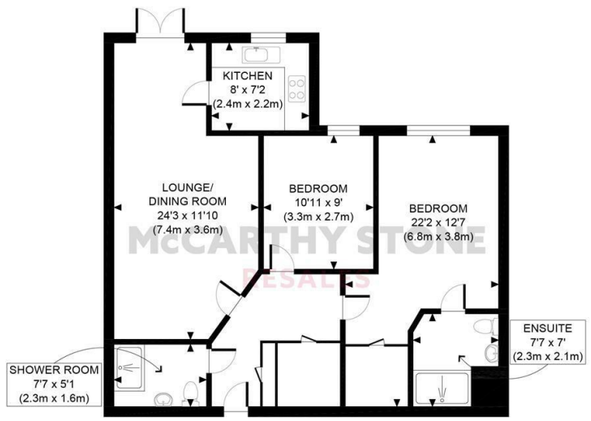
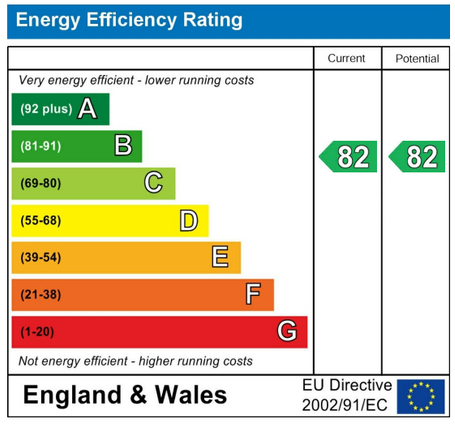
McCarthy Stone
Resales



GROSS INTERNAL
FLOOR AREA 819 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 819 SQ FT / 76 SQM	LANGTON HSE
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/03/26
	photoplan

Council Tax Band: E



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The Property Ombudsman

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

McCarthy Stone
Resales

12 Langton House

126 Westhall Road, Warlingham, CR6 9HF

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.

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Langton House, Westhall Road, Warlingham, CR6 9HF

2 Bed | £425,000

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 it's own allocated car parking space.

Service Charge (breakdown)
Service Charge
• Cleaning of communal windows
• Water rates for communal areas and apartments
• 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: £4,835.21 per annum Until 31/03/2027
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