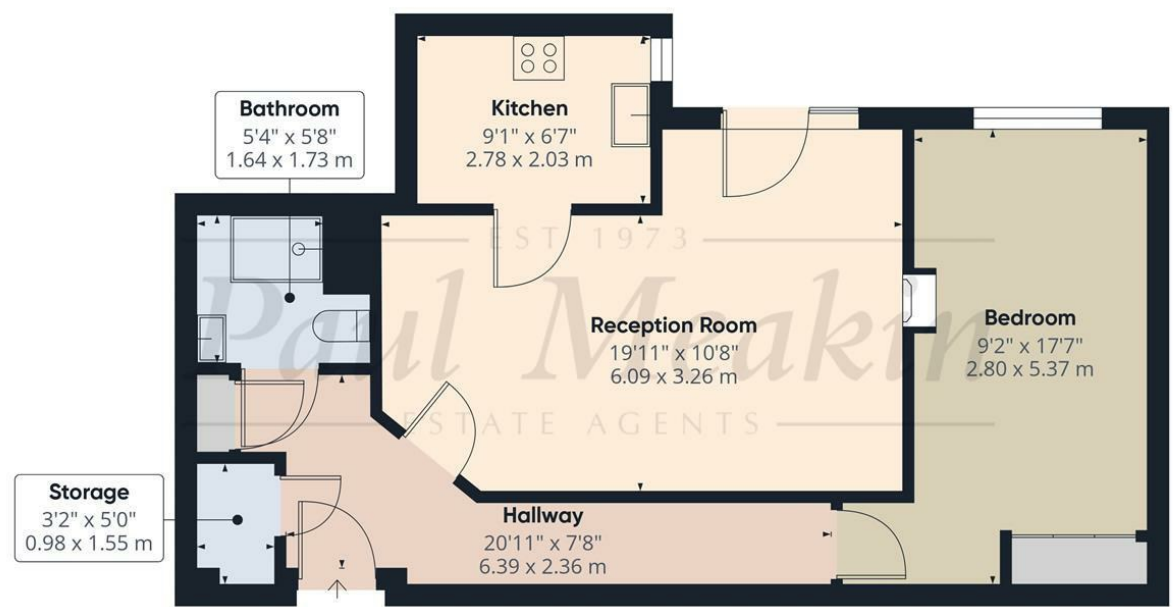




Approximate total area⁽¹⁾
631 ft²
58.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973
Paul Meakin **PRICE TBC** Greenacres Lodge, Limpsfield Road, Warlingham, CR6
ESTATE AGENTS **9FA**



NO ONWARD CHAIN – Situated within the exclusive Greenacres Lodge development in Warlingham, this beautifully presented one double bedroom first floor retirement apartment offers bright and spacious accommodation and has recently been redecorated with new carpets throughout.

The accommodation comprises a generous lounge, modern fitted kitchen with integrated appliances, a spacious double bedroom with fitted wardrobe and a modern bathroom. The apartment is conveniently positioned close to the lift and communal laundry room.

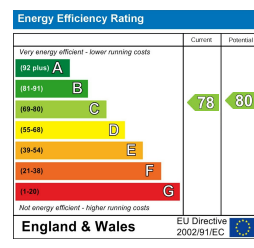
Greenacres Lodge is an attractive development of just 36 one and two bedroom retirement apartments, offering an excellent range of facilities including an Owners' Lounge with kitchen, guest suite for visiting family and friends, beautifully maintained communal gardens with seating areas and residents' parking.

For additional peace of mind, the development benefits from an onsite Lodge Manager, 24 hour Careline emergency system, secure video entry and fire and smoke detection systems.

Ideally located within walking distance of Warlingham Village Green, residents have easy access to a great selection of local shops, cafés, restaurants and everyday amenities. The 403 bus route is also close by, providing convenient connections towards Croydon, while Upper Warlingham and Whyteleafe railway stations are both less than two miles away.

Age restriction: At least one owner must be aged 60 or over, with any second owner aged 55 or over.

Tenure: Leasehold
Lease Length: 114 years remaining
Ground Rent: £743.42 per annum
Service Charge: £4,156.82 per annum



- Entrance Hall
- Reception Room
19'11 x 10'8 (6.07m x 3.25m)
- Kitchen
9'1 x 6'7 (2.77m x 2.01m)
- Bedroom
9'2 x 17'7 (2.79m x 5.36m)
- Bathroom
- Communal Gardens
- Communal Areas

TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Beautifully Presented First Floor Apartment
- Spacious Lounge
- Newly Decorated & New Carpets
- Excellent Communal Facilities
- Over 60s Retirement Development
- One Double Bedroom
- Modern Kitchen & Bathroom
- Lift & Laundry Room Nearby
- Residents' Parking
- No Onward Chain

