



**Flat 5, Fir Tree Court, 301 Limpsfield Road – CR6 9RL**

Guide Price **£245,000**







## Flat 5

Fir Tree Court, Warlingham

Exclusive to over fifty-fives, a one bedroom, ground floor apartment with access to a communal lounge and tranquil garden for socialising as well as having a Caretaker/Estate Manager on site to assist with day-to-day errands. Parking on a 'first come, first serve basis'. Warlingham Green is a short, level walking distance away to provide an ideal access point to the wider Village community.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B



Completed to a high specification, this one bedroom apartment provides an auspicious opportunity to secure a peaceful and comfortable setting for retirement living. The Kitchen is conveniently fitted with a Neff® washer/dryer; a Neff® dishwasher as well as five-ring electric hob with accompanying extractor hood; as well as double oven cum-microwave. A neatly contained, self-sufficient apartment all within a short walk to the heart of the Village.

The apartment boasts an open-plan Kitchen/Dining space; one general Shower Room with W/C; two Storage/Amenity Cupboards; Principal Bedroom; Modest private patio

OPERATING BASIS Residents daily living experience is enhanced by the employment of a Caretaker/Estate Manager: assisting you with booking appointments, assisting with day-to-day errands; answering any general queries; cleaning and maintenance of communal areas. This post is currently fulfilled with a physical on-site presence on Mondays, Tuesdays, Thursdays and Fridays for five hours per day. The Caretaker/Estate Manager role provides an additional set of eyes and ears to ensure a smooth running of the establishment while fostering a safe, pleasant and cordial setting.

COMMUNAL AREA A warm and contemporary communal lounge with kitchen unit space therein boasting a built-in dishwasher unit and fridge alongside a cold and boiling water mixer tap. Access is obtained via this lounge to the part-patio, part-lawn communal garden with tasteful pergola fixture and outdoor seating furniture for an al fresco experience. An additional attribute of note is the presence of a Guest Suite for maximum convenience in the event of short-stay guests.\*

CHARGES/ONGOING COSTS Annualised service charges vary dependent upon apartment occupied. Further details on these charges as well as constituent cost items can be obtained by speaking with our Agent.

The Ground Rent (from 29th Sept 2017 - 28th Sept 2142), begins at a rate £250 per annum for the first 25 years of the lease, increasing at a rate of £250 per annum every 25 years. Specifications: - Fitted ALNO® Kitchens Karndean® flooring Porcelain tiles Duravit vanity units VADO® brassware LED lighting Underfloor heating Solid concrete floors (minimal noise) Solar panel energy recovery Energy-efficient construction Luxurious wall finishes 24-hour CCTV Parking on site, based on a first come first service basis. \*Booking would be required in advance by liaising with the Caretaker/Site-Manager with a nightly rate levied.





*All about people & property*

TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Apartment Five, Fir  
Tree Court Retirement  
Apartments, 301  
Limpsfield Road,  
Warlingham, Surrey,  
CR6 9RL**







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

01883 626326 • [warlingham@parkandbailey.co.uk](mailto:warlingham@parkandbailey.co.uk) • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)

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