



Flat 16 Redvers Road, Warlingham, Surrey, CR6 9JW

Pollard Machin

estate agents since 1885

Flat 16 Redvers Road Warlingham Surrey CR6 9JW

£150,000

Pollard Machin

estate agents since 1885

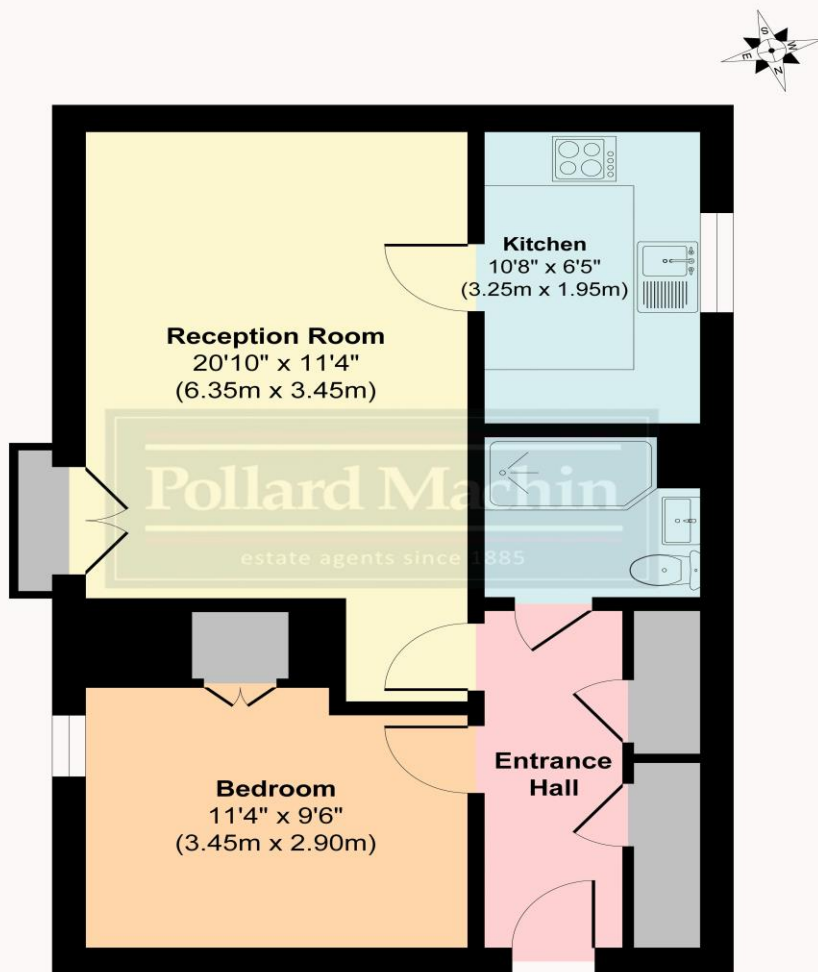
Situated within a well-maintained retirement development, this spacious one-bedroom first-floor apartment offers over 530 sq ft of well-planned accommodation. **Council Tax Band is D. EPC C.**

The heart of the home is the impressive 20'10" reception room, providing excellent space for both relaxing and entertaining, with ample room for a dining table and comfortable seating. A separate fitted kitchen offers a practical layout with generous worktop and cupboard space.

The property further benefits from a well-proportioned double bedroom with built-in wardrobe storage, a spacious bathroom and a welcoming entrance hall with additional storage cupboards. Well presented throughout, the apartment provides a comfortable and functional layout with scope for a purchaser to personalise if desired. The home includes access to well-kept communal gardens and parking.

Conveniently located in Warlingham, the property is within easy reach of local shops, cafés and everyday amenities, while nearby transport links such as the 403 bus provide access to Croydon, London and the surrounding areas. The open spaces of the Surrey Hills and nearby parks are also close by, offering an excellent balance between town and countryside living.





First Floor

Redvers Court, 48 Westhall Rd, Warlingham CR6
Approx. Gross Internal Area 543 sq. ft / 50.47 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
 Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

Pollard Machin

estate agents since 1885



Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

