



INTEGRA - ESTATES



Harewood Court, Wokingham, Surrey


INTEGRA - ESTATES

0203 870 00 00

hello@integra-estates.com

www.integra-estates.com

PUTTING YOU FIRST

Key features

- Chain Free
- One-bedroom first-floor retirement property
- Careline system monitored 24/7
- lift to all floors
- Residents lounge
- On-site owners' parking
- Stunning landscaped gardens
- Electric scooter storage

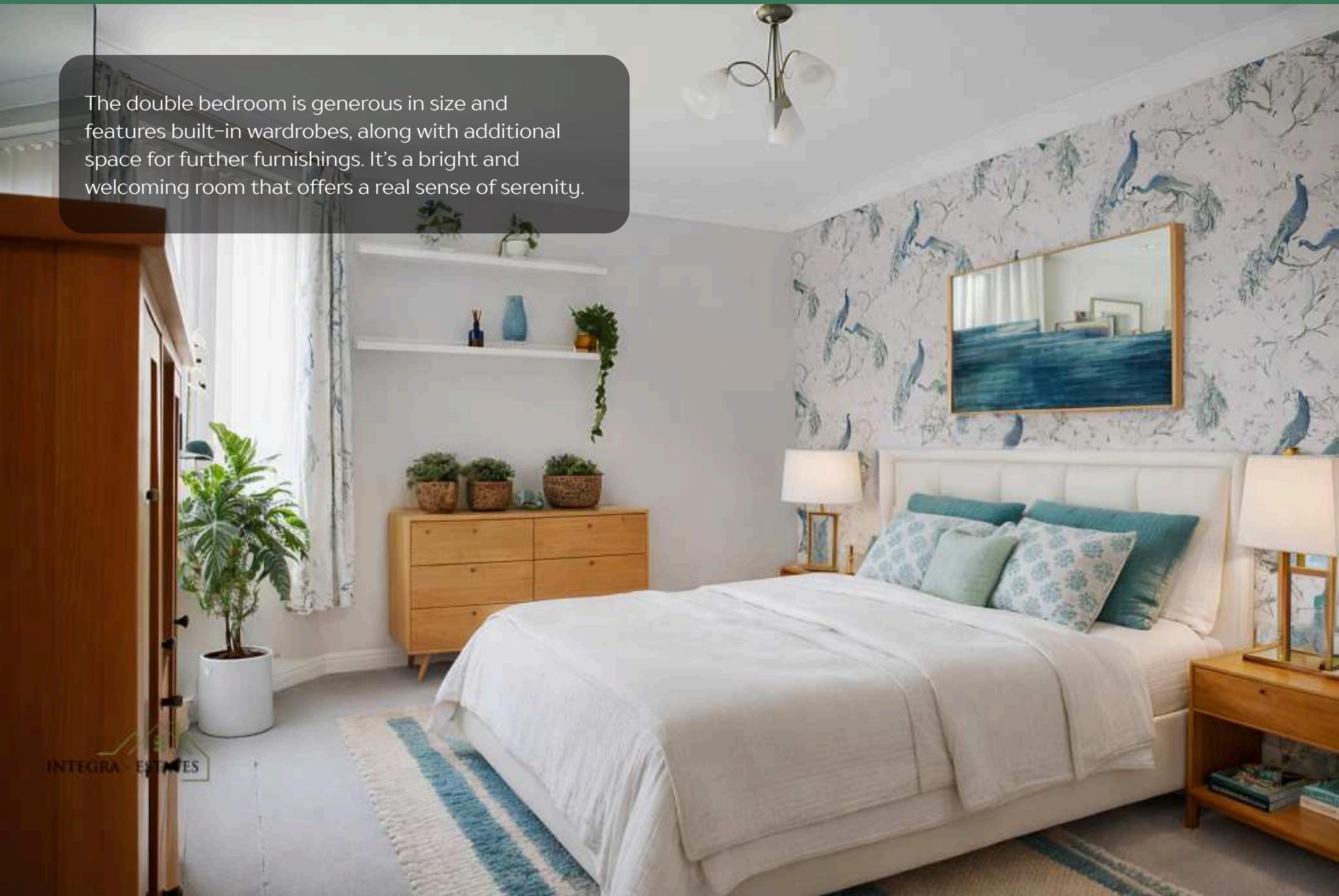


Description

At Integra Estates, we understand the importance of finding a home that offers both comfort and peace of mind. This charming one-bedroom first-floor retirement apartment at Harewood Court in Warlingham is a wonderful example of relaxed, independent living in a well-cared-for community. The apartment has been lovingly refreshed, with tasteful redecoration, new carpets, and thoughtful improvements throughout offering the next owner the benefit of moving straight in without the need for any immediate works. It's ideal for those seeking a calm, low-maintenance home in a secure and friendly setting. Step inside and you'll find a spacious living room, filled with natural light and offering ample space for both lounge and dining furniture. This inviting area flows seamlessly into the kitchen, which is fully fitted with a range of eye and base-level units, tiled splashbacks, and appliances including a built-in waist-height oven, electric hob with extractor fan, fridge, freezer, and dishwasher. A kitchen window provides lovely ventilation and even more light.

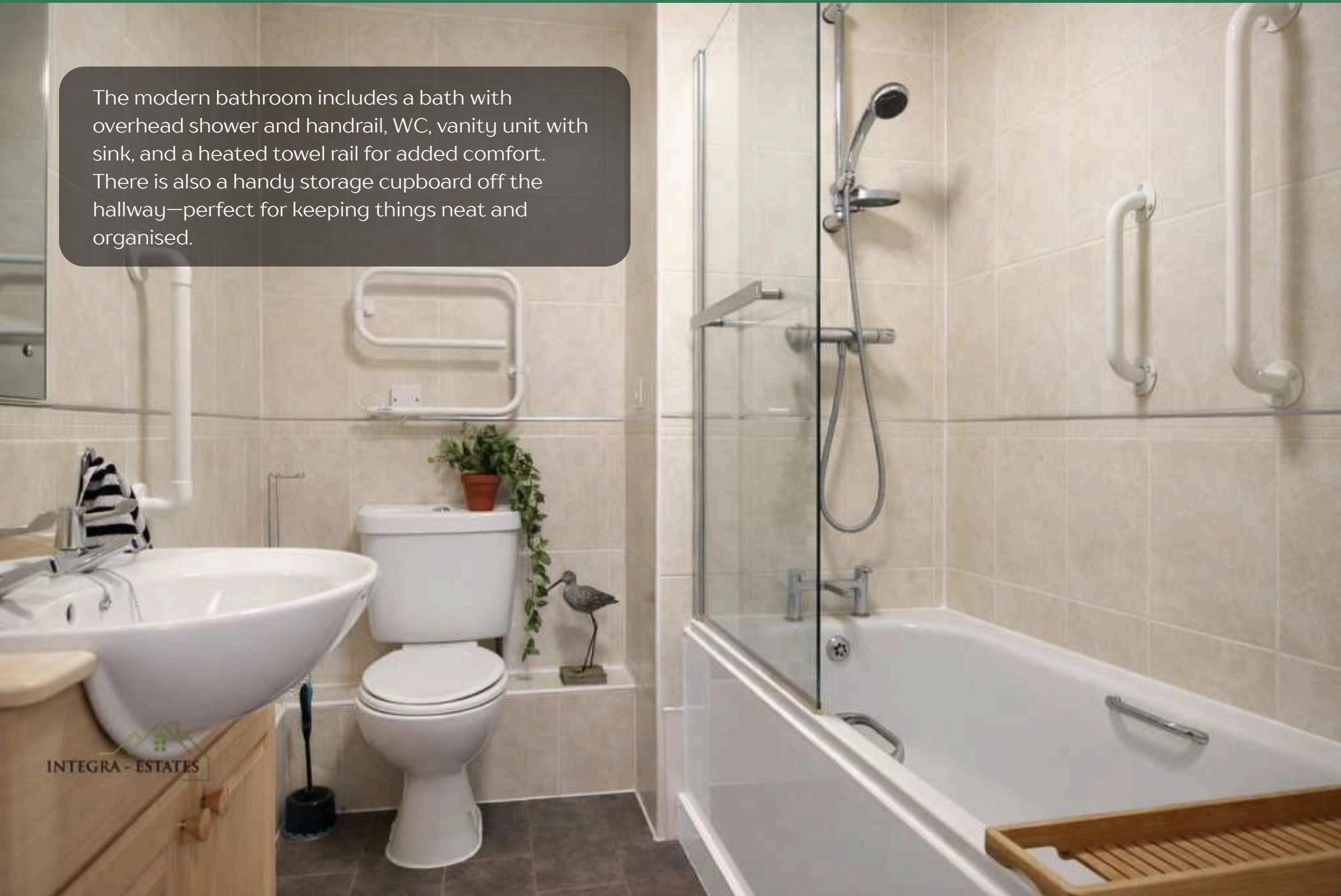


The double bedroom is generous in size and features built-in wardrobes, along with additional space for further furnishings. It's a bright and welcoming room that offers a real sense of serenity.





The modern bathroom includes a bath with overhead shower and handrail, WC, vanity unit with sink, and a heated towel rail for added comfort. There is also a handy storage cupboard off the hallway—perfect for keeping things neat and organised.





However, it's not just the apartment that will impress—Harewood Court is home to truly stunning communal gardens, lovingly maintained and beautifully landscaped. With manicured lawns, mature shrubs, colourful bedding plants, and paved areas ideal for alfresco dining, it's a tranquil haven where you can relax with a book, share lunch with friends, or simply soak in the peaceful surroundings.

Harewood Court is a purpose-built retirement development, offering the benefits of independent living with the reassurance of on-site support when needed. Built in 2008, it consists of just 31 one and two-bedroom homes, creating a close-knit and caring community.





A Lodge Manager is on hand throughout part of the day, keeping the development in excellent condition and coordinating regular social activities such as coffee mornings, games evenings, and afternoon teas. There's also a Guest Suite available for visiting friends and family, making it easy to host loved ones without any hassle.

Safety and security have been carefully considered, with a Careline system in place, monitored 24/7 for complete peace of mind. Additional features include a secure video entry system, intruder alarm, and smoke/fire detection systems throughout.



Location

Located in the picturesque village of Warlingham, the development is just a stroll from local shops, cafés, supermarkets, the post office, pharmacy, and more. You'll also find a doctor and dentist nearby, as well as great transport links with Upper Warlingham and Whyteleafe train stations under two miles away. For those who enjoy the outdoors, Blanchman's Farm Local Nature Reserve and the beautiful North Downs offer plenty of walking and nature-spotting opportunities.

New residents are welcomed from the age of 60.

Key Information:

Lease: 125 years from 2008

Council Tax Band: D

Ground Rent: £247.50 (half yearly)

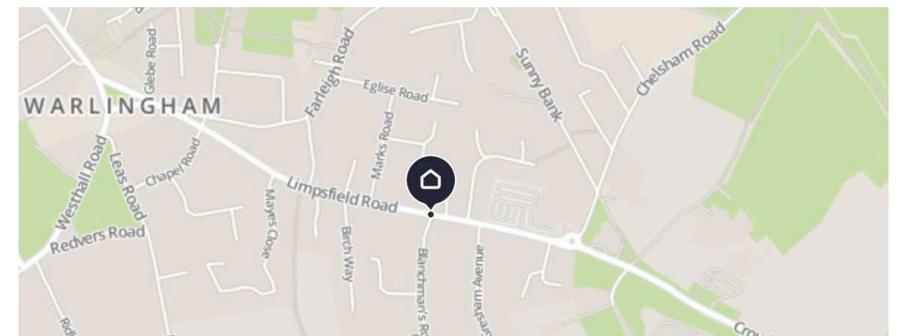
Service Charge (year ending 31st May 2025): £1901.25 (half yearly)

We'd love to show you around this wonderful apartment and the community that comes with it. If you're looking for a home that offers security, space, and a sense of belonging, this could be the perfect next step. Call Integra Estates today to arrange your private viewing – we'd be delighted to help.

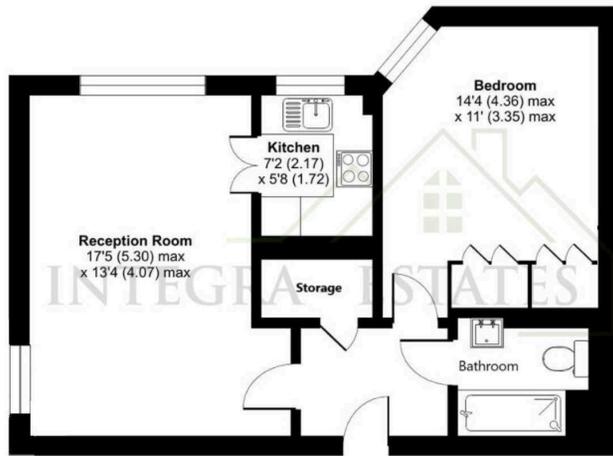
Local Authority Tandridge

Local authority reference number WALIMRD54515

Council Tax band D



Approximate Area = 535 sq ft / 49.7 sq m
Not to scale



For Illustration Purposes Only - Not to Scale! Please note this floor plan is for marketing purposes only. This plan in its entirety should not be relied upon as being accurate with the understanding any measurements quoted may be incorrect. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. For an exact floor plan it is advised to seek your own instruction who offers accurate and detailed floor plans.

Disclaimer

Please be advised some of these images might have been digitally edited with furniture. This is for illustration purposes only. The furniture in these images are not to scale. The floor plan in its entirety is for illustration purposes only, it is not to scale! it is the buyer's responsibility to obtain an accurate floor plan and not to rely upon the measurement listed. Integra-estates accepts no responsibility for misprints or any errors or inaccuracies in the floor plan and advertisement of this property listing. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose and have not been tested.

Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, This includes but is not limited to lease length, service charge, or ground rent charges. The position regarding any fixtures & fittings and where the building has been extended/converted, as to Planning Approval and Buildings Regulations compliance Every care is taken in giving particulars but should any error inadvertently occur, Integra-Estates do not hold themselves responsible and accept no responsibility for any expenses, loss, or time incurred. Neither the vendor, the owners, or any employee of Integra-estates make or give any representation or Warranty in relation to the property.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Please be mindful Under the UK Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Integra-Estates are legally obliged to carry out anti money laundering checks on all parties involved in a property transaction. This includes (but not limited to) verifying identity and obtaining full evidence of funds and source of those funds before a sale can progress. These rules are enforced by HM Revenue and Customs (HMRC) as the supervisory authority and form part of the duties estate agents must fulfil to prevent financial crime.

Official government guidance states that customer due diligence must be carried out so that estate agents can confirm a buyer's identity and make sure that the money being used to purchase a property is from a legitimate source. Without satisfactory proof of funds and verification of the source of those funds, Integra-Estates cannot legally proceed with a transaction. To ensure we are compliant with this law, Integra-Estates uses an external AML compliance company. As a business we charge £35 Plus VAT per person for our AML checking process. for example if one person is buying a property via Integra-Estates on their own, we charge £35 Plus VAT £7.00 Total Payable £42.00 If two people are purchasing the property it will be a total payment inclusive of VAT of £84.00.

Description

- Chain Free
- One-bedroom first-floor retirement property
- Careline system monitored 24/7
- lift to all floors
- Residents lounge
- On-site owners' parking
- Stunning landscaped gardens
- Electric scooter storage