



2 bed apartment to buy in CR6

545 Limpsfield Road, Warlingham, CR6
9DX

£90,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Immediate Exchange Of Contracts Available
- ✓ Being Sold Via Secure Sale
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Nestled in the heart of Warlingham, this modern retirement flat on Limpsfield Road offers a delightful living experience for those seeking comfort and convenience. Built in 2008, this well-maintained property spans approximately 700 square feet and is situated on the first floor, accessible via a lift, ensuring ease of movement for residents.

The flat features two spacious double bedrooms, providing ample space for relaxation and rest. The light and bright interior creates a welcoming atmosphere, perfect for enjoying the tranquil surroundings. The property includes a well-appointed bathroom and a reception room that serves as an ideal space for entertaining guests or unwinding after a long day.

Residents will appreciate the added benefits of a communal lounge and beautifully maintained gardens, fostering a sense of community among neighbours. The property is equipped with a 24/7 emergency call system and an on-site warden, ensuring peace of mind for those living here. Additionally, residents' parking is available, making it convenient for those with vehicles.

This chain-free flat is currently vacant and is being sold via Secure Sale online bidding, providing a straightforward purchasing process. With its prime location and modern amenities, this property is an excellent opportunity for anyone looking to embrace a relaxed lifestyle in a vibrant community. Don't miss the chance to make this charming flat your new home.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 107

Annual Service Charge Amount: £6,069.00

Price: Starting Bid £90,000

Property Type: Apartment

Year built: 2008

Construction materials: Brick and block

Roofing type: Clay tiles

Adaptions for accessibility: No

Restrictions: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

545 Limpsfield Road, Warlingham, CR6 9DX

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

