



1 bed retirement property to buy in CR6

Limpsfield Road, Warlingham, CR6 9DX

£75,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Retirement Property
- ✓ 1 Bedroom
- ✓ Residents Lounge
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Vinny Dadhria
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A first floor retirement flat situated in a convenient location within easy reach of Warlingham village, medical centre and Sainsbury's supermarket.

The property is offered in excellent decorative order throughout having been recently decorated and new carpets. Viewing recommended.

* Entrance Hall * Lounge/Dining Room * Double Bedroom with Fitted Wardrobes * Bathroom * Entry Phone System * Residents Lounge * Residents Parking *

DESCRIPTION: Door to Entrance Hall with airing cupboard, entryphone and door to:

Lounge with double glazed windows overlooking garden, storage heater and a second electric Dimplex. Double glazed doors to kitchen.

Kitchen fitted in a range of base and eye level units with work surfaces over and tiled splash backs, inset sink and drainer, AEG high level oven and four ring electric AEG hob, integral fridge, separate freezer, double glazed window overlooking gardens to the rear.

Bedroom One with double glazed window to the rear aspect and double wardrobes with folding mirrored doors, Dimplex electric heater.

Bathroom with shower, low level w.c, wash basin and double cupboard below, part tiled walls, electric heater and heated towel rail.

Communal Residents Lounge Well Presented Communal Gardens Residents Parking

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 107

Annual Ground Rent Amount: £495.00

Annual Service Charge Amount: £3,769.00

Price: Starting Bid £75,000

Property Type: Retirement property

Parking: Residents

Year built: 2008

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

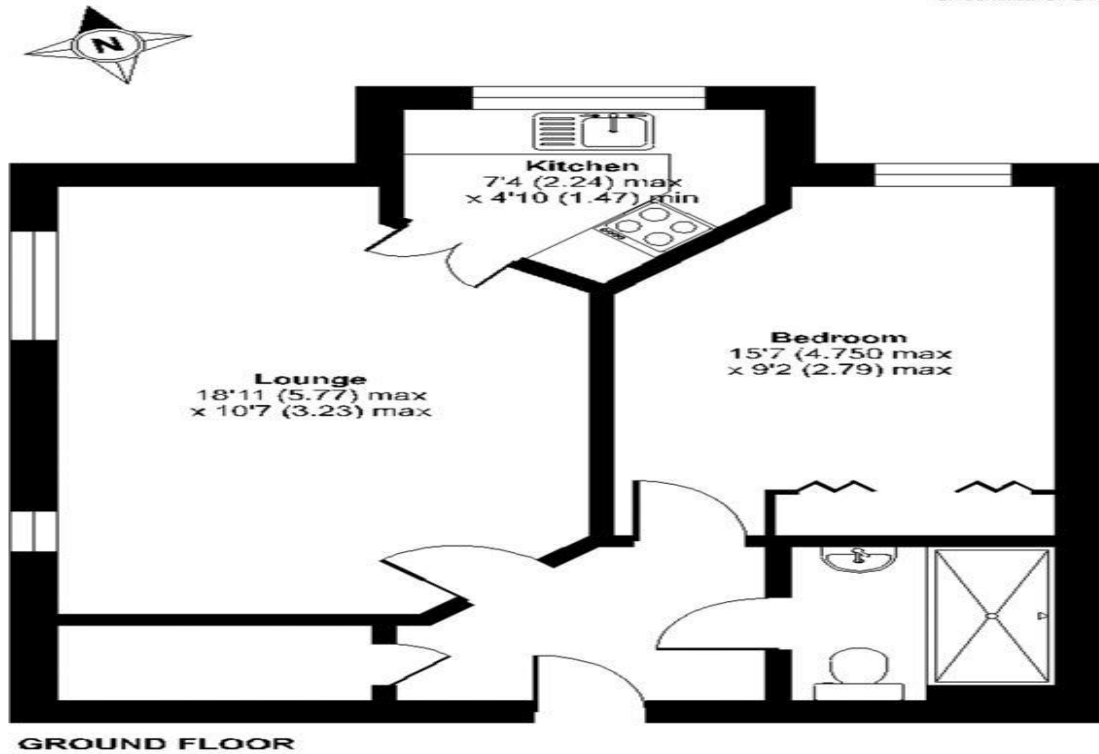
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Limpsfield Road, Warlingham, CR6

Approximate Area = 497 sq ft / 46.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards, incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for: Mark & Sue Fox. RLI: 561251

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(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

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

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