



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

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- ✓ 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 

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

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