



**Flat 31, Langton House, 126 Westhall Road – CR6 9HF**

Guide Price **£465,000**







## Flat 31

Langton House, Warlingham

A beautifully presented two double bedroom top floor apartment situated in the stunning Langton House development.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



A beautifully presented two double bedroom top floor apartment situated in the stunning Langton House development.

A bright and spacious top floor apartment situated in the highly regarded Langton House development, the property is offered in excellent decorative order throughout.

The accommodation briefly comprises an entrance hall with a utility cupboard housing a Vent Axia ventilation system and providing additional storage.

Spacious Lounge/dining room with access to the Kitchen which has been fitted in a range of base and eye level units with work surfaces over, built in electric oven and hob with extractor fan over, built in microwave, dishwasher and fridge/freezer.

There are two double bedrooms one having a walk in wardrobe and an ensuite shower room comprising low level wc, shower cubical vanity unit, part tiled walls and under floor heating.

There is a second shower room with shower cubical, low level wc and vanity unit. Residents of Langton House also benefit from a fantastic double height club lounge which opens out to the beautifully presented communal grounds .

There is also a guest suite for family and friends to stay. Other benefits include a camera entry system, a 24 hour emergency call system, intruder alarm, house manager and mobility scooter storage. Allocated parking space

COUNCIL TAX BAND E

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Taylor Rose MW - £200

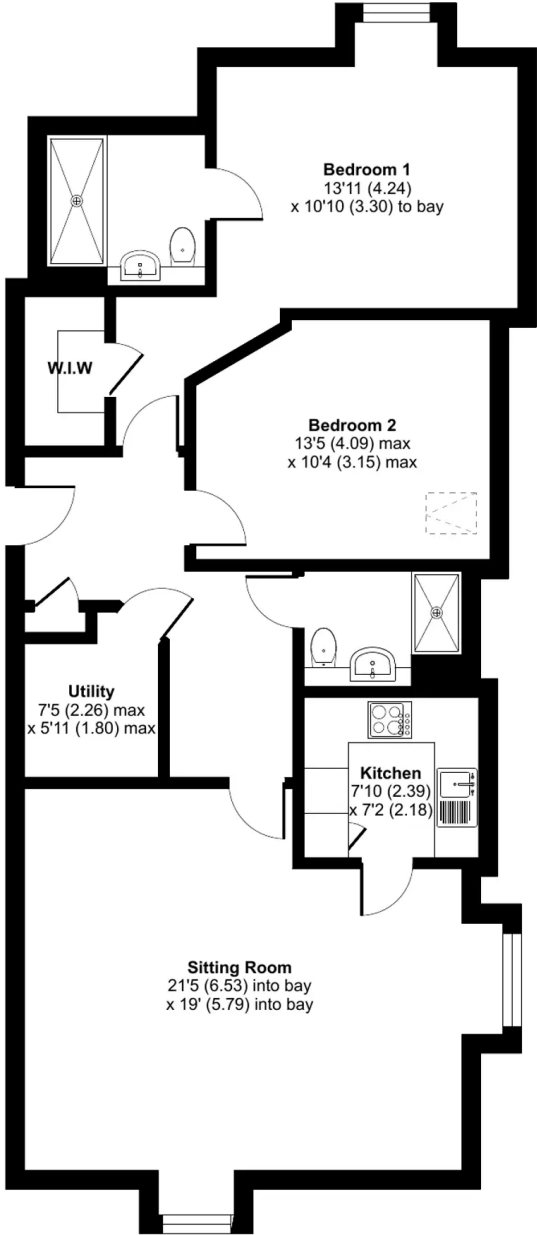




# Westhall Road, Warlingham, CR6

Approximate Area = 1004 sq ft / 93.3 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2023. Produced for Park & Bailey. REF: 1008283





## Park & Bailey Warlingham

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