



Apt 11, Greenacres Lodge, 287 Limpsfield Road – CR6 9FA

Guide Price **£275,000**





Apartment 11

Greenacres Lodge, Warrlingham

A one bedroom ground floor retirement apartment with direct access to the garden. Offered in excellent decorative order and with no onward chain.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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

- Retirement Property
- 1 Bedroom
- Ground Floor
- Direct Access to Garden
- No Onward Chain



A one bedroom ground floor retirement apartment with direct access to the garden. Offered in excellent decorative order and with no onward chain. Situated in a convenient location is this one bedroom ground floor apartment.

The accommodation comprises of an entrance hall with Entryphone system and a large walk in storage cupboard.

The lounge/dining room has direct access to a patio and the well-presented communal garden.

The kitchen has been fitted in a range of base and eye level units with worksurfaces over with tiled splash backs, built in appliances and a window with views over the garden.

There is a double bedroom with fitted wardrobes with sliding doors and a shower room comprising a corner shower cubical, low level wc and wash basin with draw and cupboard storage, heated towel rail.

Located in the village of Warlingham, Greenacres Lodge is an exclusive development of 36 one and two bedroom retirement apartments. For those with an interest in nature or walking, Blanchman's Farm Local Nature Reserve is an area of open recreational space covering some 25 acres, with a network of paths. Warlingham is served by two railway stations- Upper Warlingham station and Whyteleafe station, both located in Whyteleafe, under two miles from Warlingham Green. The property is within close walking distance of local shops and amenities, mainly centred around the green in Warlingham, which includes supermarkets, a pharmacy, post office, hairdressers, and various eateries.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind. Greenacres Lodge requires that at least one apartment Owner be over the age of 60 with any second Owner over the age of 55.

125 year lease commencing 2015 Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager

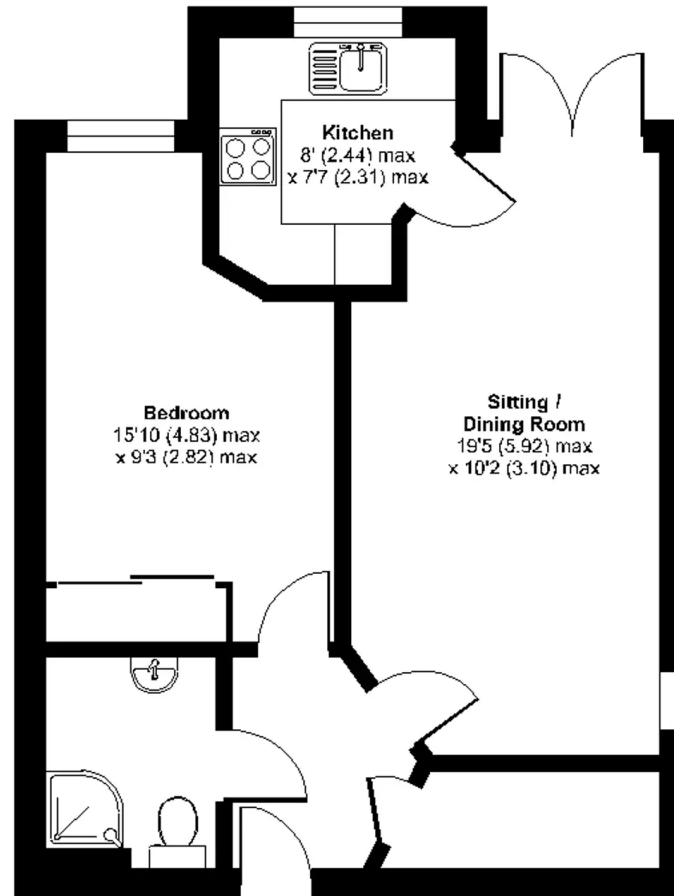
COUNCIL TAX BAND D



Limpsfield Road, Warlingham, CR6

Approximate Area = 487 sq ft / 45.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance withRICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nich-com 2023. Produced by Park & Bailey. NLI : 573433



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