



Apt 28, Greenacres Lodge, 287 Limpsfield Road – CR6 9FA

Guide Price **£350,000**





Apartment 28

Greenacres Lodge, Warlingham

Two double bedroom first floor retirement apartment offered in good decorative order throughout

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- 2 Bedrooms
- Retirement Property
- First Floor Apartment
- Communal Gardens
- Residents Lounge



Two double bedroom first floor retirement apartment offered in good decorative order throughout with separate cloakroom, fitted kitchen with integrated appliances, beautifully landscaped communal gardens.

Owners' lounge & kitchen with regular social events, owners' private car park. On site Lodge Manager. The entrance hall has a separate Cloakroom and two inbuilt storage cupboards, entry phone point.

The Lounge offers space for living and dining room furniture and has a feature electric fireplace with attractive surround, double glazed window to the front aspect.

The Kitchen is accessed from the Lounge and offers a range of eye and base level units with work surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer, double glazed window to the front overlooking the front garden.

Bedroom One is a good size double bedroom with a double built in wardrobe with sliding mirror doors. Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

located in the village of Warlingham, Greenacres Lodge is an exclusive development of 36 one and two bedroom retirement apartments. 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. Greenacres Lodge 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, dentist and doctors and various eateries and is located on a bus route. 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



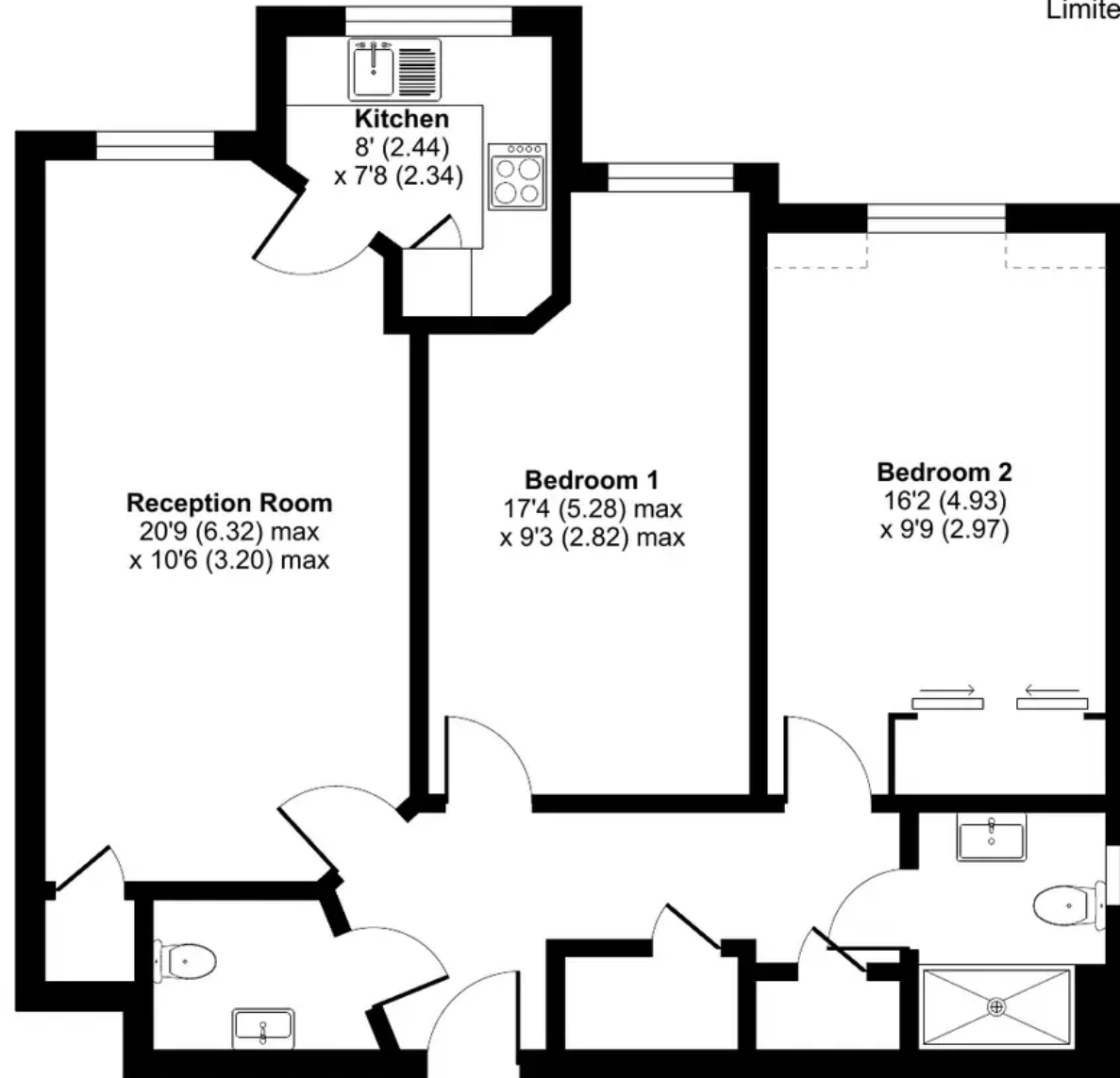
Limpsfield Road, Warlingham, CR6

Approximate Area = 769 sq ft / 71.4 sq m

Limited Use Area(s) = 6 sq ft / 0.6 sq m

Total = 775 sq ft / 72 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Park & Bailey. REF: 979349



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