



## Harewood Court, 545 Limpsfield Road – CR6 9DX

Guide Price £170,000







## 15 Harewood Court , Warlingham

A one bedroom first floor retirement flat situated in a sought after location within a short walk of Sainsburys and bus route.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Retirement property
- First floor
- Residents Lounge
- House Manager
- Communal Gardens





A one bedroom first floor retirement flat situated in a sought after location within a short walk of Sainsburys and bus route.

A McCarthy & Stone one double bedroom first floor retirement apartment with a spacious lounge/dining room, fitted kitchen with built in appliances, entry phone, emergency call buttons, communal lounge, communal laundry room, communal gardens and house manager. Conveniently positioned for Sainsburys, Warlingham Village and the 403 bus service.

The accommodation briefly comprises communal entrance hall with entry phone and house managers office: Entrance Hall with airing cupboard, entry phone system: Lounge/Dining room with electric fireplace, double glazed window overlooking the rear communal garden. Fitted Kitchen with built in oven, hob, extractor hood, fridge/freezer. Double Bedroom with fitted wardrobes. Bath Room comprising panel enclosed bath with shower over, low level wc and wash basin. Electric Heating: Double Glazing:

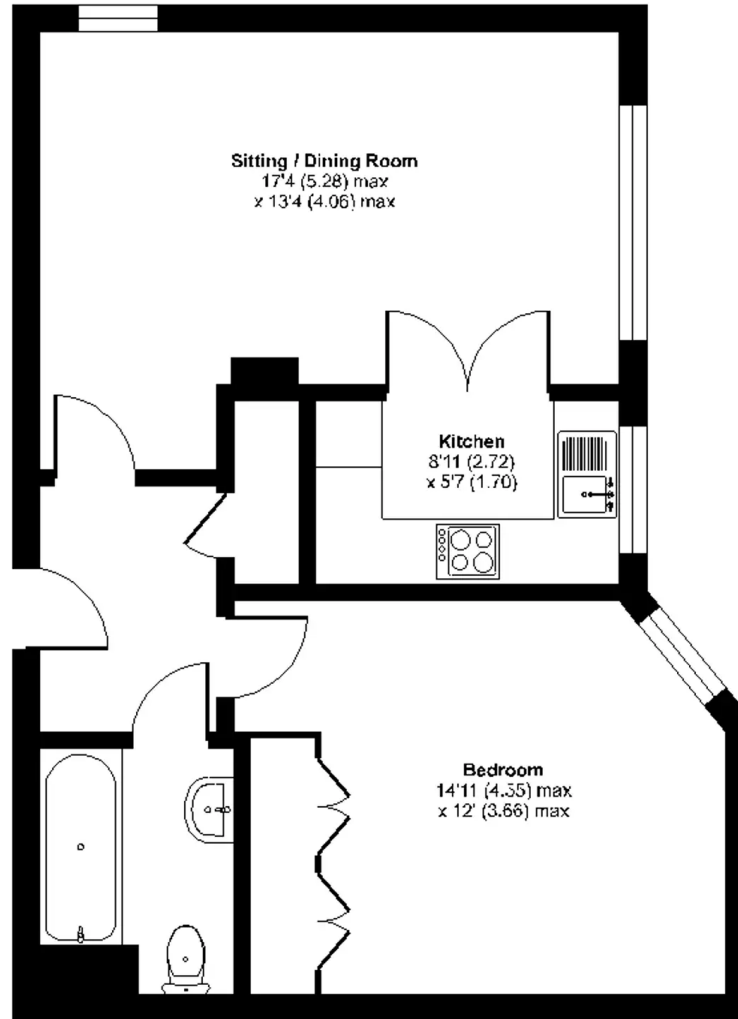
The communal facilities include - Communal Lounge with kitchenette and double glazed door opening out onto landscaped gardens: Residents Parking: House Manager: Emergency Call Buttons: Communal Landscaped Gardens: Guest Suite, Laundry Room. Harewood Court is located along Limpsfield Road to the south of Warlingham Village Green which offers a comprehensive range of shops, cafes, restaurants, Post Office, Co-op and is within reach of Sainsburys, open countryside, churches, tennis, golf and cricket clubs. The 403 bus service is just along the road giving access to Sanderstead and Croydon.



# Limpsfield Road, Warlingham, CR6

Approximate Area = 551 sq ft / 51 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nich-com 2023. Produced by Park & Bailey. NLI : 640551





## Park & Bailey Warlingham

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