



Langton House, 126 Westhall Road – CR6 9HF

Guide Price £450,000





Flat 24

Langton House, Warlingham

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Chain
- Balcony
- Allocated Parking
- Communal Lounge
- Village Location
- Ensuite & Dressing room to master
- Situated in the serene neighbourhood of Warlingham, Langton House offers an exquisite first-floor retirement apartment boasting contemporary living spaces and a host of desirable amenities. This meticulously designed retirement property is tailored for comfort and convenience.



- Two Double Bedrooms
- Spacious Reception Area
- Large Sunny Balcony
- Master Bedroom with Walk-in Wardrobe and Ensuite Shower Room
- Second Double Bedroom
- Additional Shower Room
- Entrance Hall with Built-in Double Cupboard
- Allocated Parking Space

The front door leads to a spacious entrance hall with a large double storage cupboard.

The reception room has double doors leading to a bright and sunny balcony overlooking the communal gardens. Located off the reception room is the well appointed kitchen.

The master bedroom exudes comfort and luxury, featuring a walk-in wardrobe for ample storage and an ensuite shower room for added convenience. A second double bedroom offers versatility and space, accommodating guests or serving as a dedicated workspace or dining room.

Communal Facilities: Residents of Langton House benefit from a range of communal amenities designed to enhance their lifestyle. These include a welcoming reception area with a dedicated house manager. The stunning double-height club lounge provides an elegant setting for social gatherings or leisurely activities, while a guest suite offers comfortable accommodations for visiting friends or family.

Well-Presented Communal Grounds

Lift Access to all Floors

Secure Entry System

On-Site Management Team

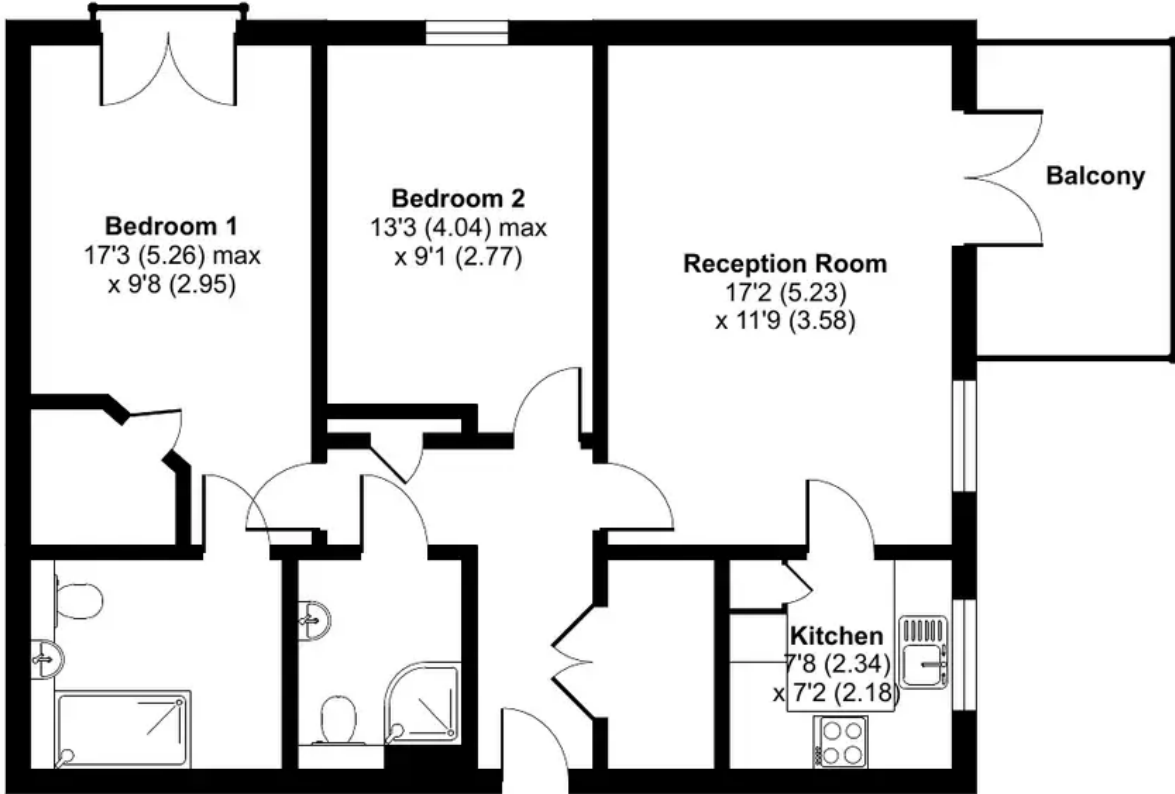
Location: Nestled in the picturesque surroundings of Warlingham, Langton House enjoys a prime location with easy access to local amenities, including shops, restaurants, and transport links. The tranquil ambiance of the area combined with the convenience of nearby facilities makes it an ideal setting for retirement living.



Langton House, 126 Westhall Road, Warlingham, CR6

Approximate Area = 786 sq ft / 73 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). © nichecom 2023. Produced for Park & Bailey. REF: 1121287



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