



Epernay, Marden Manor, The Crescent, Woldingham - CR3 7DB

Guide Price £400,000

FINE & COUNTRY



Epernay

Marden Manor, Woldingham CR3 7DB

First floor luxury balcony apartment situated in the heart of this north downs village adjoining the post office. Lift service and easy level access for village hall and club. Share of freehold in this lovely secure environment. Early vacant possession.

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Central Village Location
- 6 Years Old
- Balcony with Bifolding Doors
- High Specification Throughout
- Underfloor Heating Throughout
- Quality Fitted Wardrobes
- Secure Allocated Parking Space
- Share of Freehold





Epernay

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Two Bedroom high specification first floor balcony apartment only 6 years old. Robust construction using insulated concrete floors.

Specification includes a quiet electric low maintenance Otis lift service. Under floor wet gas central heating system throughout. Quality double glazing by Origin Windows. Marble flooring to Kitchen/Living rooms. Oak and Walnut flooring. Italian designer bathrooms with marble tiling. Italian Cucine kitchens with Miele appliances and Siemens washer/dryer. Italian fitted wardrobes to Bedrooms one and two. Video security entry system. Dimmer 3 phase interior room lighting, Wrought iron work to staircase balustrade with hardwood and marble risers. Balance of LABC 10 year warranty (Local Authority Building Control) 20 year building render guarantee. Mains Drainage. Security gated access to one parking space with LED bollard lighting. Two Visitors and Two disabled parking spaces. Landlords electricity supply enabling communal area heating via Photovoltaic roof panels Share of Freehold company





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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