



Greenacres Lodge, 287 Limpsfield Road – CR6 9FA

Guide Price £315,000





Greenacres Lodge, Warlingham

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.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Retirement Property
- First Floor with Lift Access
- Two Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Shower Room
- Residents Lounge
- Residents Parking
- Guest Suite



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, 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. Owners' lounge & kitchen with regular social events, owners' private car park. On site Lodge Manager.

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

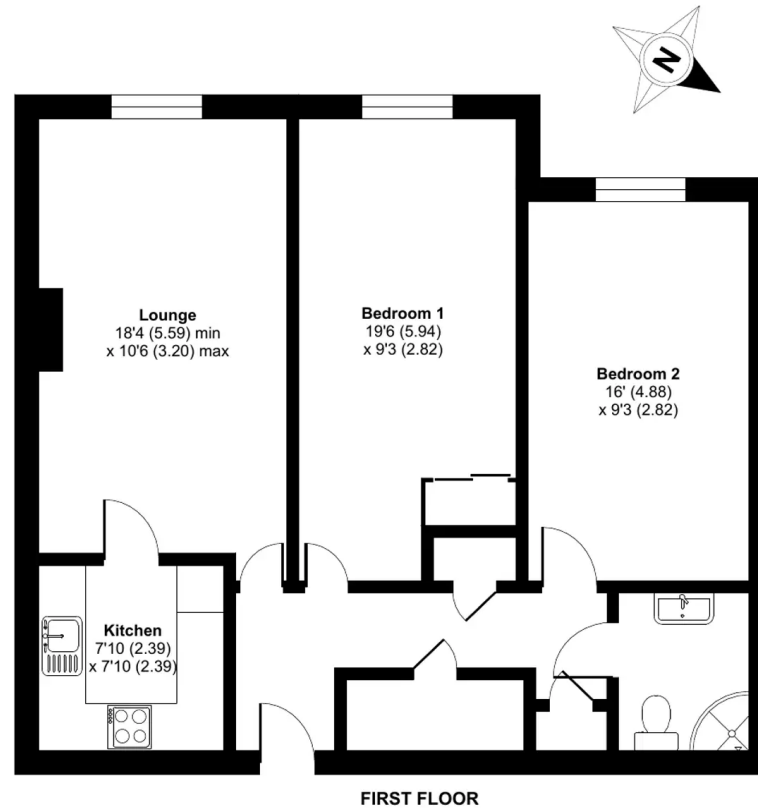
As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your 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. Cook Taylor Woodhouse - £200



Greenacres Lodge, Limpsfield Road, Warlingham, CR6

Approximate Area = 765 sq ft / 71.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Park & Bailey. REF: 1146144



Park & Bailey Warlingham

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