



## Hazel Court Bond Road, Warlingham - CR6 9SD

Guide Price £265,000





## Hazel Court Bond Road, Warlingham

A one bedroom ground floor apartment with a spacious kitchen/dining room and a garage, situated in a convenient location within a short walk of Warlingham Village Green

- **Spacious Kitchen/Dining Room:** An expansive kitchen/dining area, perfect for both cooking and enjoying meals.
- **Convenient Location:** Situated within a short walk of Warlingham Village, providing easy access to local amenities.
- **Garage:** Includes a garage for secure parking and additional storage.
- **Extended Lease:** The property is offered for sale with a recently extended lease.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Spacious Lounge
- Kitchen/Dining Room
- Double Bedroom
- Bathroom
- Garage
- Residents Parking
- Excellent Decorative Order
- Well Presented Communal Grounds



### Accommodation:

- **Entrance Hall:** A spacious entrance hall providing a welcoming entry to the apartment.
- **Lounge:** Radiator lounge with a double aspect room featuring double glazed windows to the front and side aspects, offering plenty of natural light.
- **Bedroom 1:** A comfortable double bedroom with a double glazed window to the front aspect and built-in wardrobes for ample storage.
- **Kitchen/Breakfast Room:** Newly fitted kitchen with ample storage, induction hob and washing machine. Double glazed window to the side aspect
- **Shower Room:** Features a double walk-in shower cubicle, wash basin with double cupboard below, and tiled walls and floor.
- **Separate WC**
- **Garage:** Provides secure parking and storage, with additional resident parking available.

### Location Benefits:

- **Proximity to Warlingham Village:** A short walk to Warlingham Village, offering a variety of shops, cafes, and essential services.
- **Transport Links:** Well-connected with access to major roads and public transport options for easy commuting.

### Additional Information:

- **Heating:** Central heating throughout the property.
- **Windows:** Double-glazed windows ensuring energy efficiency and comfort.
- **Lease:** The property is sold with a recently extended lease.

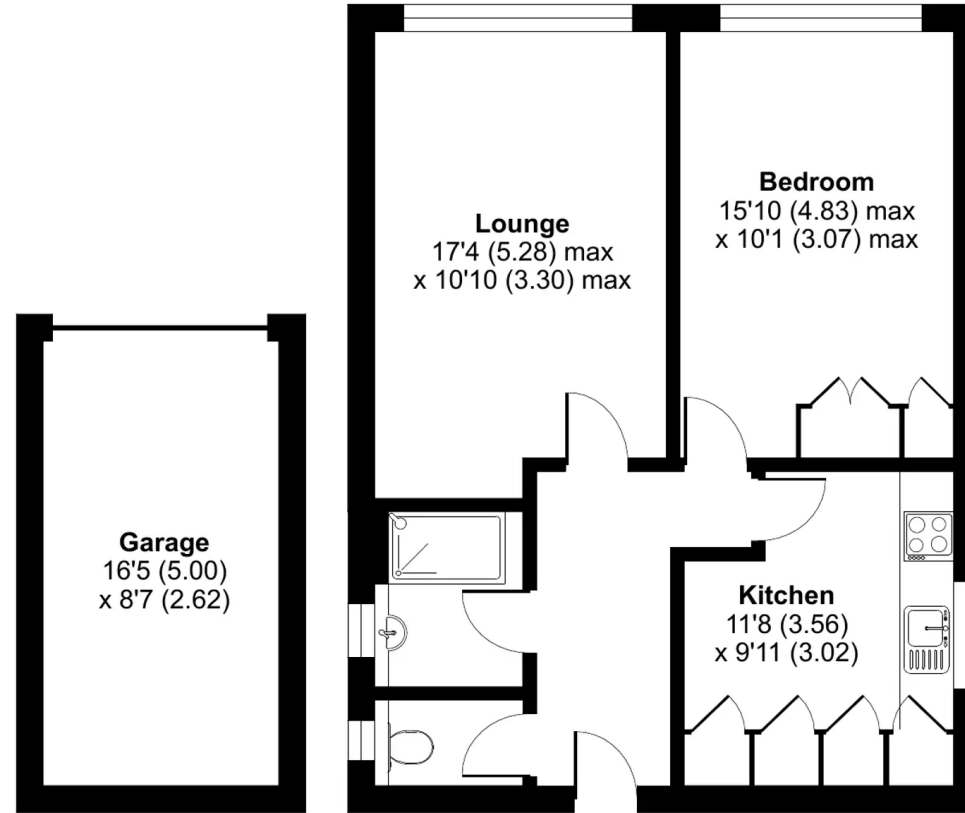
**Description:** This delightful one-bedroom ground floor apartment offers a spacious and convenient living space. The expansive kitchen/dining room is perfect for culinary activities and dining, with modern fittings and ample storage. The lounge provides a cozy yet bright area for relaxation, thanks to its double aspect windows. The bedroom is well-sized and features built-in wardrobes, while the shower room is equipped with a modern double walk-in shower. The additional separate WC adds practicality. With the inclusion of a garage and resident parking, this property offers excellent value in a prime location.



# Bond Road, Warlingham, CR6

Approximate Area = 745 sq ft / 69.2 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**



## Park & Bailey Warlingham

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