



Fir Tree Court, 301 Limpsfield Road – CR6 9RL

£290,000





Flat 7

Fir Tree Court, Warlingham

A beautifully presented two bedroom luxury apartment designed for the over 55's. The property is offered in excellent decorative order throughout. Offered to market with NO CHAIN

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B



A beautifully presented two bedroom luxury apartment designed for the over 55's. The property is offered in excellent decorative order throughout. Viewing highly recommended.

Situated in a convenient location within a short walk of Warlingham Village is this beautiful first floor apartment. The accommodation briefly comprises secure front door with video Entryphone leading to the communal entrance.

Front door to entrance hall, Entryphone point, built in storage cupboard. Open plan LOUNGE/DINING/KITCHEN

Fitted kitchen with quartz work surfaces over with built in washing machine/dryer, dishwasher, fridge/freezer, induction hob, Siemens oven and combi oven/microwave. Double glazed window to rear and double glazed French doors open to a Juliet balcony overlooking the rear garden. BEDROOM 1 - with double wardrobe with sliding doors open to dressing area with window overlooking the rear garden.

BEDROOM 2 - double glazed window to side. SHOWER ROOM - with double shower cubicle, wash basin with draws below, low level w/c, heated towel rail, wall mounted mirrored cupboard with light. Exclusive to over 55s. Communal lounge for socialising. Lift. Communal garden and allocated parking. Guest Suite.

Outside: Communal gardens and allocated parking

COUNCIL TAX BAND D

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. Taylor Rose MW - £200



Limpsfield Road, Warlingham CR6



Total Floor Area: 47.9 m² ... 515 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com



Park & Bailey Warlingham

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