



## Roundburrow Close, Warlingham - CR6 9TT

Guide Price £335,000





## 9 Roundburrow Close

Warlingham, Warlingham

A two bedroom first floor apartment with spacious lounge/dining room with balcony situated next to Whyteleafe Park and two main line train stations. The property is offered with no onward chain.

### Location Benefits:

- **Proximity to Whyteleafe Park:** Enjoy the scenic and recreational benefits of living next to a beautiful park.
- **Transport Links:** Within easy reach of two main line train stations, providing excellent transport connections for commuters.
- **Community:** Situated in a friendly and vibrant neighbourhood with local amenities nearby.
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Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Modern Fitted Kitchen
- Lounge/Dining Room with Double Glazed French Doors to Balcony
- Master Bedroom with En Suite Shower Room
- Second Double Bedroom
- Family Bathroom
- Allocated Parking
- Lift



### Accommodation:

- **Communal Entrance Hall:** Accessible via the communal front door with a lift serving all floors.
- **Entrance Hall:** Spacious entry hall with entryphone system for added security.
- **Lounge/Dining Room:** Featuring a double glazed window to the front aspect and French doors leading to a private balcony.
- **Modern Fitted Kitchen:** Equipped with a range of base and eye level units, work surfaces, built-in oven with four ring gas hob, and a double glazed window to the side aspect.
- **Master Bedroom:** Includes a double glazed window to the rear aspect, built-in wardrobes, and an en suite shower room with shower cubicle, low level W.C., and wash hand basin.
- **Second Double Bedroom:** A spacious second bedroom with a double glazed window to the rear aspect.
- **Family Bathroom:** Comprising a panel-enclosed bath, low level W.C., and wash hand basin.

### Outside:

- **Allocated Parking Space:** Secure parking accessed via electric gates.
- **Communal Grounds:** Well-maintained communal areas including refuse storage.

### Additional Information:

- **Heating:** Central heating throughout the property.
- **Windows:** Double-glazed windows ensuring energy efficiency and comfort.
- **Security:** Entryphone system for added security and peace of mind.
- **Lift Access:** Convenient lift access to all floors, making it suitable for all ages and mobility levels.

**Description:** This beautifully presented two double bedroom first floor apartment offers modern and comfortable living in an excellent location next to Whyteleafe Park. The spacious lounge/dining room opens to a private balcony through double glazed French doors, perfect for relaxing and entertaining. The modern fitted kitchen is well-equipped with contemporary units and appliances. The master bedroom includes built-in wardrobes and an en suite shower room, while the second double bedroom is spacious and bright. The family bathroom is stylishly appointed with a panel-enclosed bath. Additional benefits include allocated parking accessed via electric gates, communal grounds, and refuse storage.

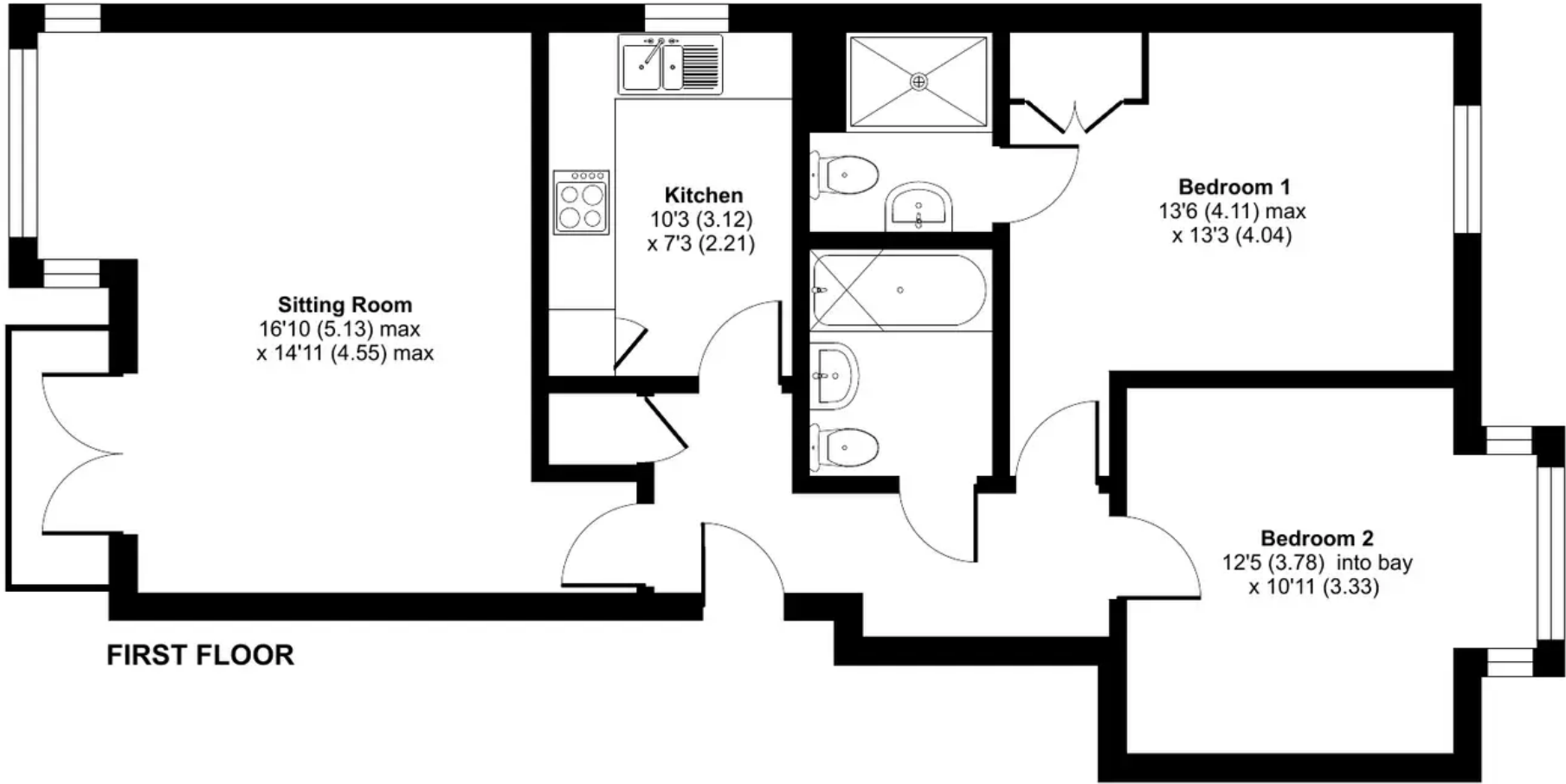
Don't miss the opportunity to own this superb first floor apartment in the desirable Whyteleafe area.



# Roundburrow Close, Warlingham, CR6

Approximate Area = 758 sq ft / 70.4 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 2024. Produced for Park & Bailey. REF: 1158843



## Park & Bailey Warlingham

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