



Amboise, Marden Manor, 1 The Crescent, Woldingham - CR3 7DB

Guide Price £430,000

FINE & COUNTRY



## Amboise

Marden Manor, Woldingham CR3 7DB

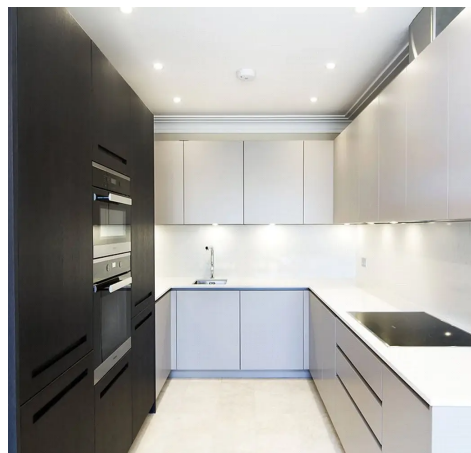
An extremely well presented, two double bedroom, two bathroom, ground floor, purpose built apartment with it's own private garden, alarmed and secure village environment. Share of freehold company.

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Only 6 years Old
- Private garden
- Luxury specification
- Early vacant possession
- Share of freehold





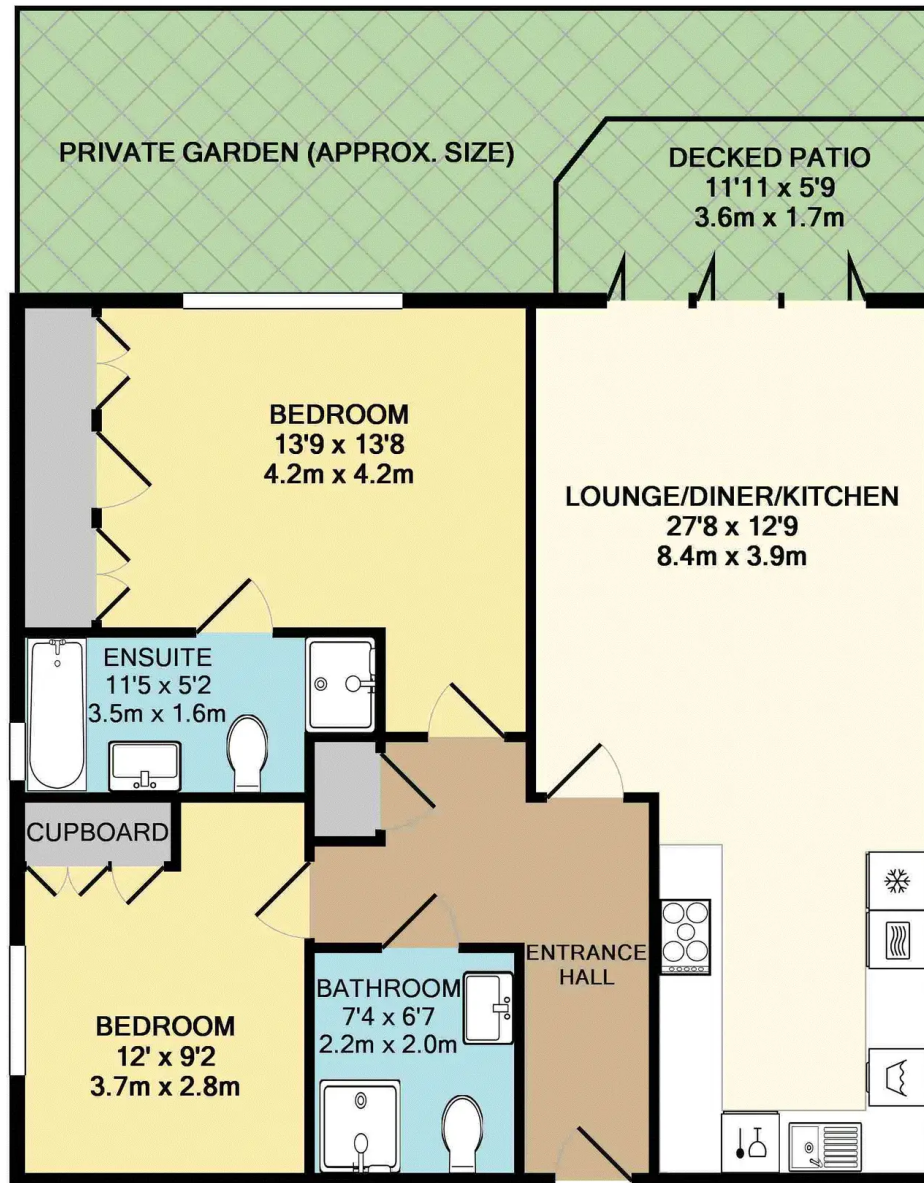
## Amboise

Marden Manor, Woldingham CR3 7DB

An extremely well presented, two double bedroom, two bathroom, ground floor, purpose built apartment with it's own private garden, alarmed and secure parking. Situated within the centre of Woldingham Village in a highly convenient level position next to the village post office and convenience store. Immediate vacant possession can be given and viewings at short notice.

Robust construction using insulated concrete floors. 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. Intruder alarms to Ground floor apartments only. Dimmer 3 phase interior room lighting, Wrought iron work to staircase balustrade with hardwood and marble risers. EXTERIOR LABC 10 year warranty (Local Authority Building Control) 20 year building render guarantee. Direct secure gated and allocated parking space to rear. LED bollard lighting. Two Visitors and Two disabled parking spaces. Landlords electricity supply enabling communal area heating via Photovoltaic roof panels.





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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## Fine & Country

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