



23 Harewood Court, 545 Limpsfield Road – CR6 9DX

Guide Price **£180,000**





23 Harewood Court

Warlingham

A spacious one bedroom first floor retirement flat with an L shaped Lounge/Dining Room. The property is offered in excellent decorative order throughout and is situated in a sought after location within a short walk of Sainsburys and bus route.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- First Floor Retirement Flat
- Lounge/Dining Room
- Kitchen
- Shower Room
- Double Bedroom with Fitted Wardrobes
- Residents Lounge
- Residents Parking



We are delighted to offer to the market this well-positioned, first-floor retirement apartment, ideally located within close walking distance to Warlingham Village Green, the local doctor's surgery, and Sainsbury's Superstore. The property is available with no onward chain, making it a perfect hassle-free opportunity for immediate purchase.

The Apartment:

This charming one-bedroom retirement apartment is located on the first floor.

Upon entering the property, the entrance hall provides access to all rooms and includes a large airing cupboard, offering generous storage space.

The living room is a spacious L shaped Lounge/dining room with. A feature electric fireplace adds a cozy ambiance to the room, double glazed window with plantation shutters. Double doors lead through to the fitted kitchen, which is equipped with a range of base and eye-level units, as well as an eye-level fitted oven. The kitchen window also has fitted shutters.

The master bedroom features built-in mirrored wardrobes, with further fitted wardrobes and cupboards over the bed recess offering excellent storage solutions. While the large UPVC double-glazed window has fitted shutters.

The shower room is fully tiled, with modern fixtures including a walk-in shower, extractor fan, heated towel rail, and a low-level WC. The sink is set within vanity units, providing practical storage.

Communal Areas:

This retirement community offers exceptional communal facilities, including a spacious lounge with ample seating, a kitchen area, and patio doors that open onto a pleasant outdoor seating space. Additional amenities include a laundry room and a guest suite.

The communal gardens are well-maintained and offer various seating areas where residents can enjoy peaceful surroundings. Parking is available for residents.

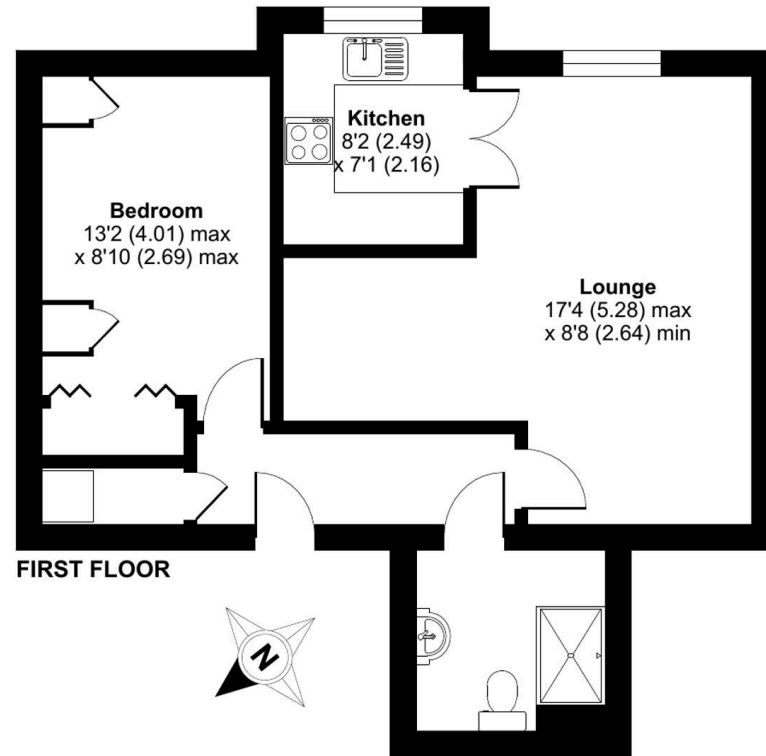
This well-presented apartment is the perfect retirement option, offering comfort, convenience, and a sense of community in a tranquil setting.



Harewood Court, Limpsfield Road, Warlingham, CR6

Approximate Area = 547 sq ft / 50.8 sq m

For identification only - Not to scale



FIRST FLOOR



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