



**19 Dorin Court Landscape Road, Warlingham - CR6 9JT**

Guide Price **£450,000**





## 19 Dorin Court Landscape Road

Warlingham, Warlingham

\*\* Guide Price £450,000 - £475,000\*\*

Nestled in the scenic and tranquil surroundings of Warlingham, this exceptional two-bedroom apartment combines contemporary living with natural beauty. More spacious than many traditional homes, this first-floor residence offers an outstanding living experience in a highly sought-after location.

This **chain-free** apartment features a generous layout with well-designed interiors, including dual-aspect windows that fill the home with natural light. The apartment boasts two private balconies, each offering stunning views of the local area, and is set within a peaceful 4-acre woodland. In addition, there is a tandem garage with visitor parking.

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C



The accommodation includes two spacious bedrooms with fitted wardrobes. The master bedroom features a separate dressing room and an en-suite bathroom. The lounge/dining area is large and bright, also with dual-aspect windows, while the modern kitchen/breakfast room is ideal for entertaining. The apartment also benefits from a contemporary family bathroom and ample storage throughout.

**Specifications** for the property include a long lease with 177 years remaining, a service charge of £2,521 for the period from September 29, 2023, to March 24, 2024, and ground rent set at £175 every six months.

The property offers a peaceful lifestyle with **communal gardens**, surrounding **woodlands** of approximately 4 acres, and two private balconies, each providing panoramic views of the beautiful natural environment.

Inside, the hallway includes storage cupboards and a mega-flo cylinder cupboard, as well as an entry phone system and coved ceiling. The lounge area features dual-aspect double-glazed windows and a sliding door to the balcony. The kitchen is equipped with wall and base units, stainless steel appliances including a four-ring electric hob, extractor hood, double sink with mixer tap, and electric oven, as well as space for a washing machine and fridge-freezer. The floor is tiled, and the walls are partially tiled.

The master bedroom includes fitted wardrobes, a sliding door to a private balcony, and a separate dressing room leading to the en-suite bathroom. The second bedroom also includes fitted wardrobes and a double-glazed window. The family bathroom has a pedestal wash-hand basin, panel-enclosed bath with a shower attachment, low-level WC, chrome towel rail, tiled walls and floor, and an extractor fan.

The tandem garage is equipped with a power supply and an electric door.

This property is highly recommended for viewing to truly appreciate the space, features, and location.

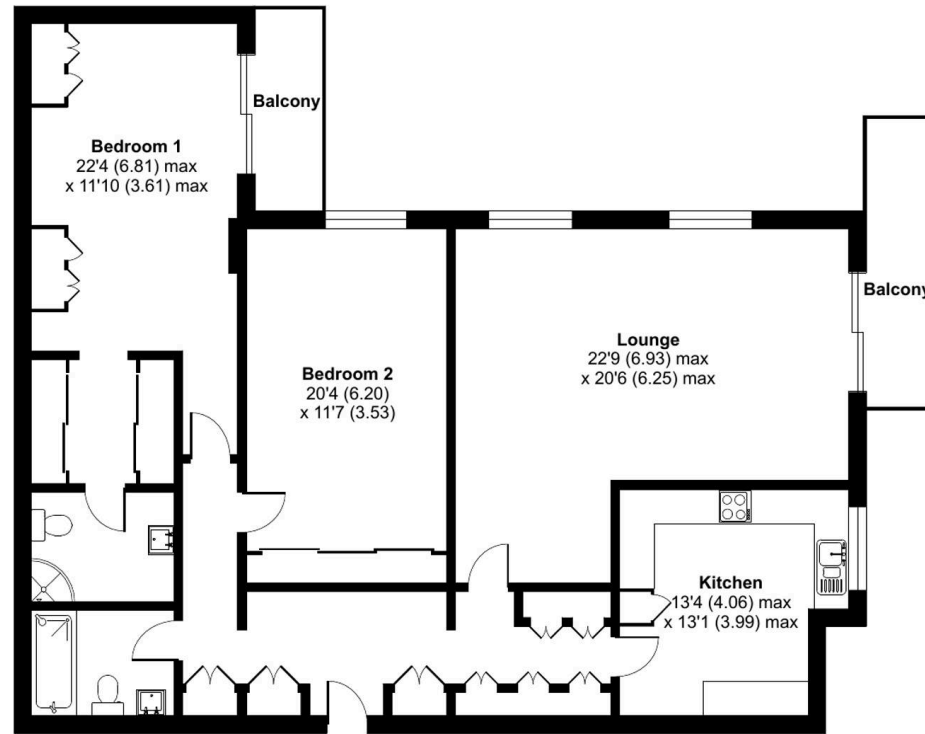
**Disclaimer:** All measurements and descriptions are approximate. Interested parties should verify all details independently.



# Dorin Court, Landscape Road, Warlingham, CR6

Approximate Area = 1453 sq ft / 135 sq m

For identification only - Not to scale



**GROUND FLOOR**



## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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