



**Flat 33, Langton House, 126 Westhall Road – CR6 9HF**  
Guide Price £425,000

P A R K &  
B A I L E Y



## Flat 33

Langton House, Warlingham

This stunning two double-bedroom apartment, located on the top floor of the highly sought-after Langton House development, offers bright and spacious accommodation in excellent decorative order throughout.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Retirement apartment
- Lounge/Dining Room
- Well appointed modern kitchen
- Master Bedroom with En-Suite
- Second Double Bedroom
- Shower Room
- Residents Lounge
- Allocated Parking



## Property Details

Beautifully Presented Two-Bedroom Top Floor Retirement Apartment in the Prestigious Langton House Development

## Accommodation Overview

- The **entrance hall** provides a warm welcome and features a utility cupboard housing a Vent Axia ventilation system, offering practical storage solutions.
- The **lounge/dining room** is generously proportioned, creating a versatile space for relaxation and entertaining, with direct access to the well-appointed kitchen.
- The **kitchen** is fitted with a stylish range of base and eye-level units, complemented by work surfaces. Integrated appliances include an electric oven, hob with extractor fan, built-in microwave, dishwasher, and fridge/freezer.

## Bedrooms and Bathrooms

- The **principle bedroom** boasts a walk-in wardrobe and a luxurious en suite shower room, complete with a low-level WC, shower cubicle, vanity unit, part-tiled walls, and underfloor heating.
- The second double bedroom is equally spacious and versatile with a walk in wardrobe.
- A **second shower room** features a shower cubicle, low-level WC, and vanity unit, all finished to a high standard.

## Development Features

Langton House offers a host of additional amenities for residents:

- A **double-height club lounge**, perfect for socializing or relaxing, with access to the beautifully maintained **communal grounds**.
- A **guest suite** is available for visiting family and friends.
- Security and convenience are ensured with a **camera entry system**, **24-hour emergency call system**, and an **intruder alarm**.
- A **house manager** is on-site to assist residents, and there is dedicated **mobility scooter storage**.
- Lift to all floors

## Parking

The property includes an **allocated parking space** for convenience.

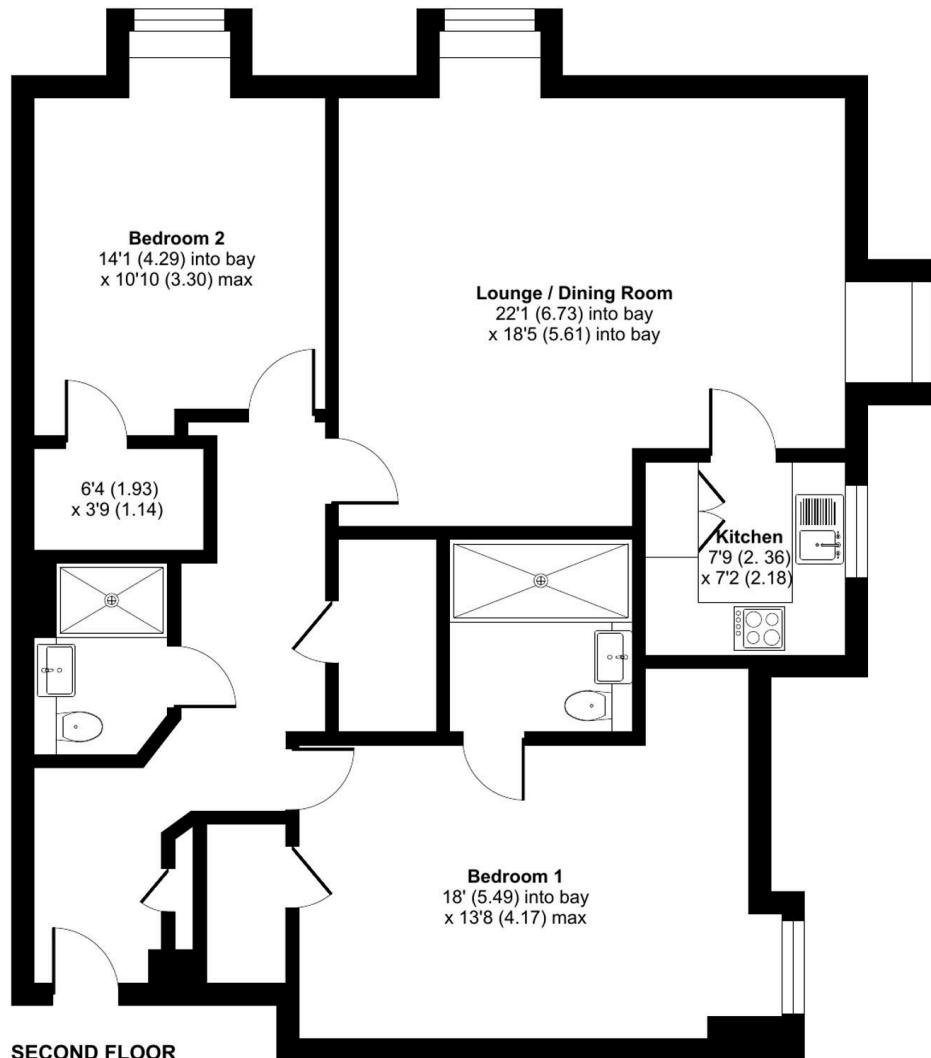


# Langton House, Westhall Road, Warlingham, CR6



Approximate Area = 1023 sq ft / 95 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
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## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

01883 626326 • [warlingham@parkandbailey.co.uk](mailto:warlingham@parkandbailey.co.uk) • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)

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