



Apt 35, Greenacres Lodge, 287 Limpsfield Road - CR6 9FA

Guide Price **£265,000**





Apartment 35

Greenacres Lodge, Warlingham

A larger than average one bedroom second floor retirement property offered in excellent decorative order, with a lounge/dining room and a kitchen/breakfast room.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Larger than average retirement apartment.
- Top Floor
- Lounge/Dining Room
- Kitchen/breakfast Room
- Shower Room
- Residents Lounge
- Communal Gardens
- Residents Parking



- **Entrance Hall:** Featuring inbuilt storage cupboards, and an entry phone point for added security and convenience.
- **Lounge/Dining Room:** A spacious and welcoming room with ample space for living and dining furniture. It includes a feature electric fireplace with an attractive surround, and a double-glazed window and door to a Juliet balcony, offering garden views.
- **Kitchen/Breakfast Room:** Accessed via the lounge, the kitchen is fitted with a range of eye and base-level units with work surfaces over and tiled splashbacks. Integrated appliances include a waist-height oven, a four-ring electric hob with extractor hood, a fridge, and a freezer. Space for dining table and chairs.
- **Bedroom One:** A generously sized double bedroom with a built-in wardrobe featuring sliding mirrored doors.
- **Shower Room:** Equipped with a large shower cubicle, a heated towel rail, WC, and a wash hand basin with a vanity unit beneath.
- **Communal Facilities:** Owners' lounge with kitchen for social events, landscaped communal gardens, private car park, and a guest suite available for visitors. Residents can also access guest suites at other Churchill Retirement Living developments nationwide.
- **Careline System:** An emergency system monitored 24/7 by the Careline team and during the day by the onsite Lodge Manager, ensuring peace of mind. Integrated intruder alarms, secure video entry, and sophisticated fire and smoke detection systems are also in place.

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

Cook Taylor Woodhouse - £200

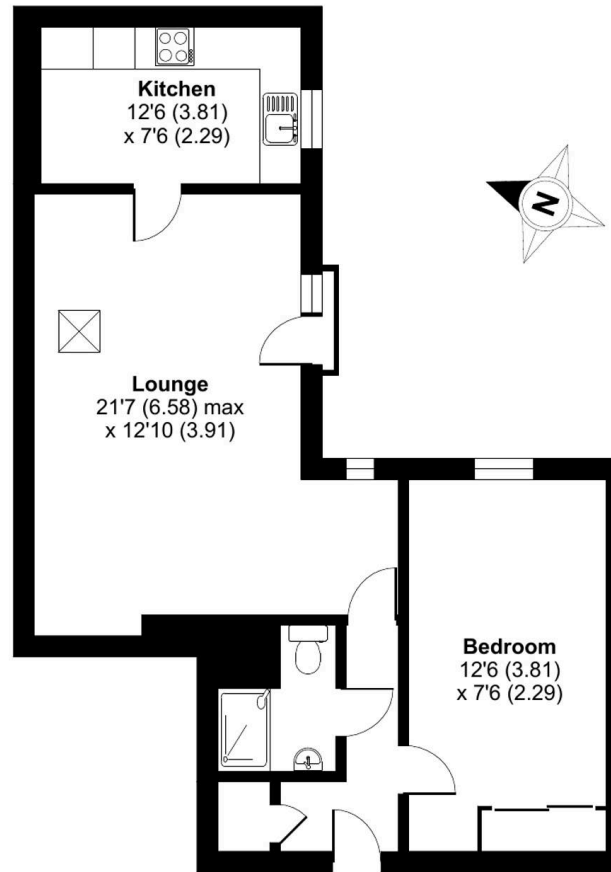
Taylor Rose -£210



Limpsfield Road, Warlingham, CR6

Approximate Area = 673 sq ft / 62.5 sq m

For identification only - Not to scale



SECOND FLOOR



Park & Bailey Warlingham

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