



**Apt 20, Greenacres Lodge, 287 Limpsfield Road – CR6 9FA**

Guide Price **£195,000**





## Apartment 20

Greenacres Lodge, Warlingham

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Well-presented one-bedroom first-floor retirement apartment
- Living room with feature electric fireplace
- Modern fitted kitchen with integrated appliances
- Double bedroom with built-in mirrored wardrobe
- Onsite Lodge Manager and 24/7 Careline support system
- Use of Owners' Lounge and Guest Suite facilities
- Short walk to Warlingham Green shops, amenities, and transport links



**Park & Bailey are delighted to present this well-maintained one-bedroom first-floor apartment.**

The property is offered in good order throughout and provides comfortable, well-arranged accommodation within the highly sought-after Greenacres Lodge retirement development.

The accommodation briefly comprises.

### **Living Room**

A bright and welcoming space offering ample room for both seating and dining furniture. A feature electric fireplace creates an attractive focal point.

### **Kitchen**

Accessed directly from the Living Room, the modern kitchen features a range of contemporary eye and base level units with work surfaces over and tiled splashbacks. Appliances include a built-in waist-height oven, 4-ring electric hob with extractor hood, plus an integrated fridge and freezer.

### **Bedroom**

A spacious double bedroom benefiting from a built-in mirrored wardrobe and still providing plenty of space for additional furnishings.

### **Shower Room**

Fitted with a curved shower cubicle with handrail, WC, heated towel rail, and wash hand basin with vanity unit and cabinet storage.

Situated in the desirable village of Warlingham, **Greenacres Lodge** is an exclusive development of 36 one- and two-bedroom retirement apartments. Set on the scenic slopes of the North Downs, the area offers wonderful panoramic views across London.

Warlingham benefits from excellent transport links, being served by Upper Warlingham and Whyteleafe railway stations, both under two miles from Warlingham Green.

Greenacres Lodge is only a short, level walk from local shops and amenities around the village green, including supermarkets, a pharmacy, post office, hairdressers, cafés and restaurants. A doctor and dentist are also conveniently close by.

### **Development Features**

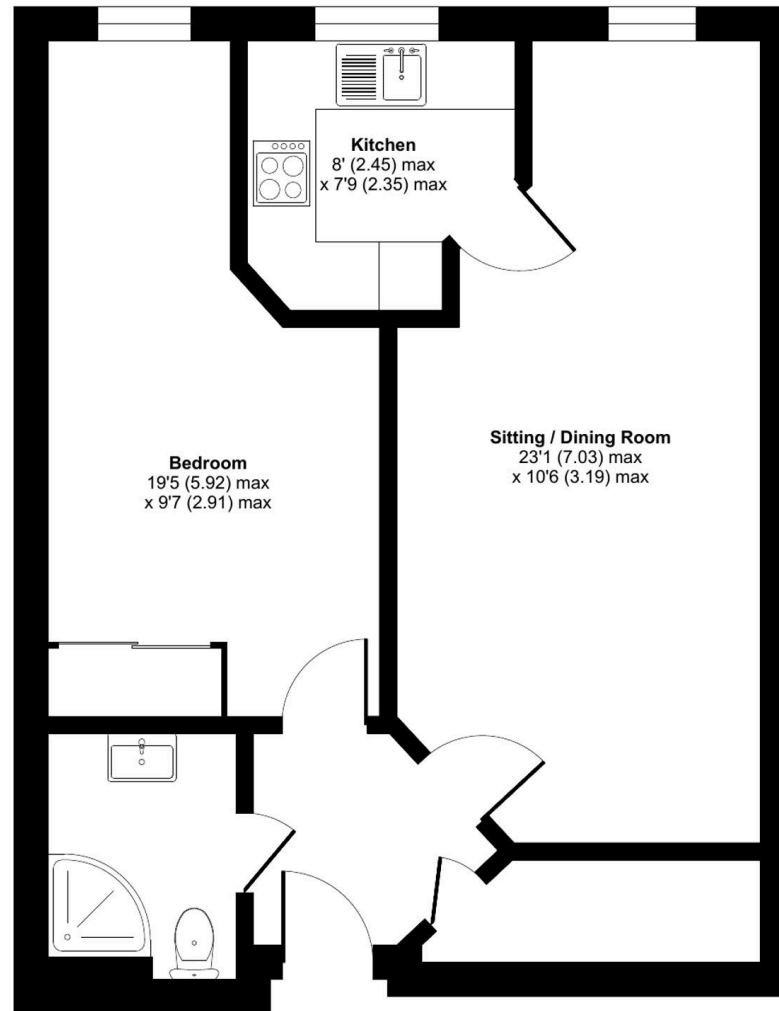
- Onsite Lodge Manager available during the day
- Regular social events held in the Owners' Lounge



# Limpsfield Road, Warlingham, CR6

Approximate Area = 544 sq ft / 50.5 sq m

For identification only - Not to scale



FIRST FLOOR



## Park & Bailey Warlingham

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