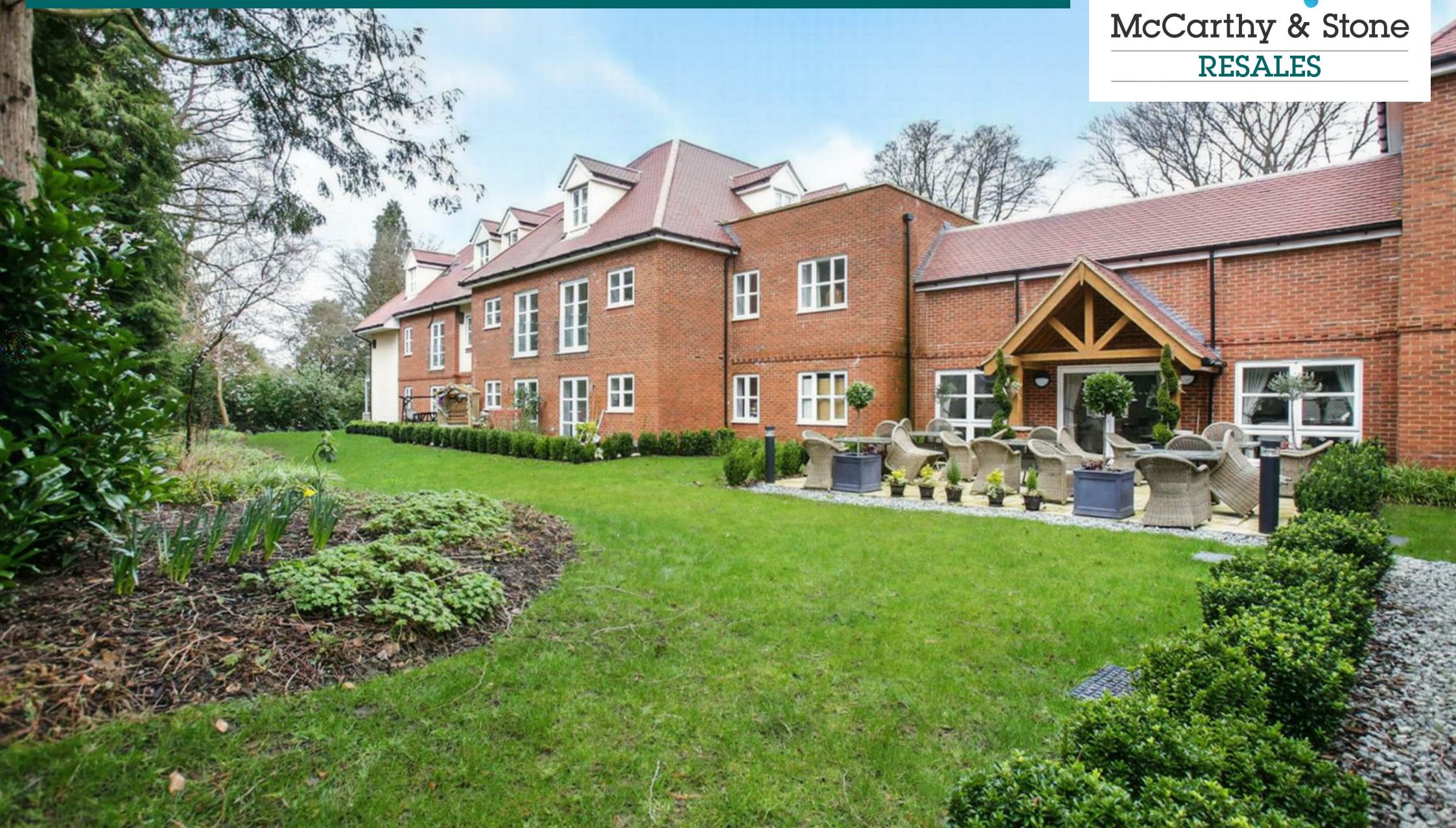


# PRICE REDUCTION



14 Langton House Westhall Road, Warlingham, CR6 9HF  
Asking price £450,000 LEASEHOLD

McCarthy & Stone  
RESALES

For further details  
please call 0345 556 4104

# 14 Langton House Westhall Road, Warlingham, CR6 9HF

A DELIGHTFUL TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH A BALCONY THAT OVERLOOKS THE FRONT GARDEN ~BUILT BY MCCARTHY AND STONE~

## SUMMARY

Langton House was exclusively designed by McCarthy & Stone purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, two spacious bedrooms, two shower rooms and lounge with a balcony. The development includes a Homeowners' lounge and landscaped gardens. Each apartment comes with its own allocated parking space.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fee applies - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a

walk-in storage cupboard/airing cupboard with tiled flooring housing the hot water tank, Vent-Axia system and the BOSCH washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the two bedrooms, living room and shower room.

## LIVING ROOM WITH BALCONY

A well-proportioned double aspect living room with glazed patio doors opening onto a large private balcony overlooking the landscaped gardens at the front of the development. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Modern fitted kitchen with a range of low and eye level units and drawers with co-ordinated work surfaces. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven, fitted NEFF microwave, ceramic hob, cooker hood and integral fridge freezer, BOSCH dishwasher and under pelmet lighting.

## BEDROOM ONE WITH EN-SUITE

A larger than average double bedroom with a walk-in wardrobe housing rails and shelving and built-in chest of drawers. Ceiling lights, TV and phone point, window overlooking the landscaped gardens to the front, door to en-suite shower room.

## EN-SUITE SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower. Underfloor heating and grab rails. WC and Vanity unit with sink, heated towel rail, illuminated mirror and shaver socket. Emergency pull cord.

## BEDROOM TWO

Well proportioned second bedroom. Fitted wardrobes and shelving. Ceiling lights, TV and phone point.

## SHOWER ROOM

Tiled with slip resistant floor tiling, glazed shower cubicle. Underfloor heating and grab rails. WC and vanity unit with wash hand basin, mirror, heated towel rail, and shaver socket. Emergency pull cord.

## SERVICE CHARGE (BREAKDOWN)

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

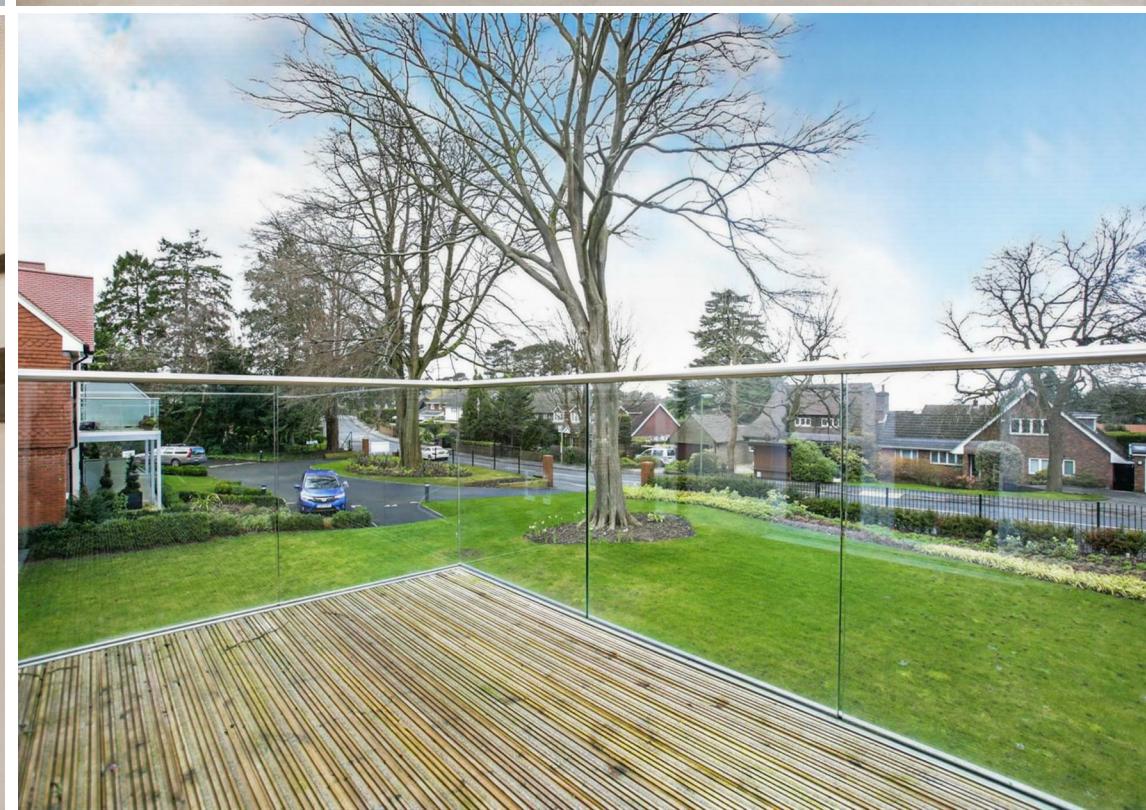
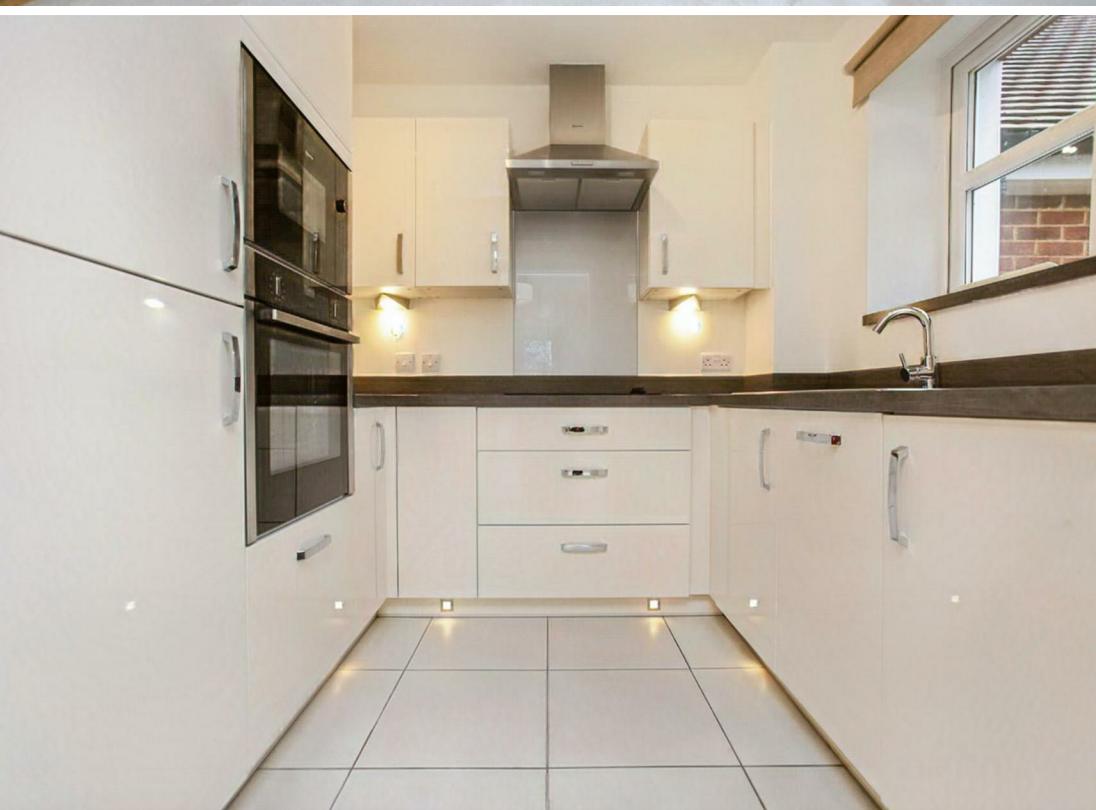
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

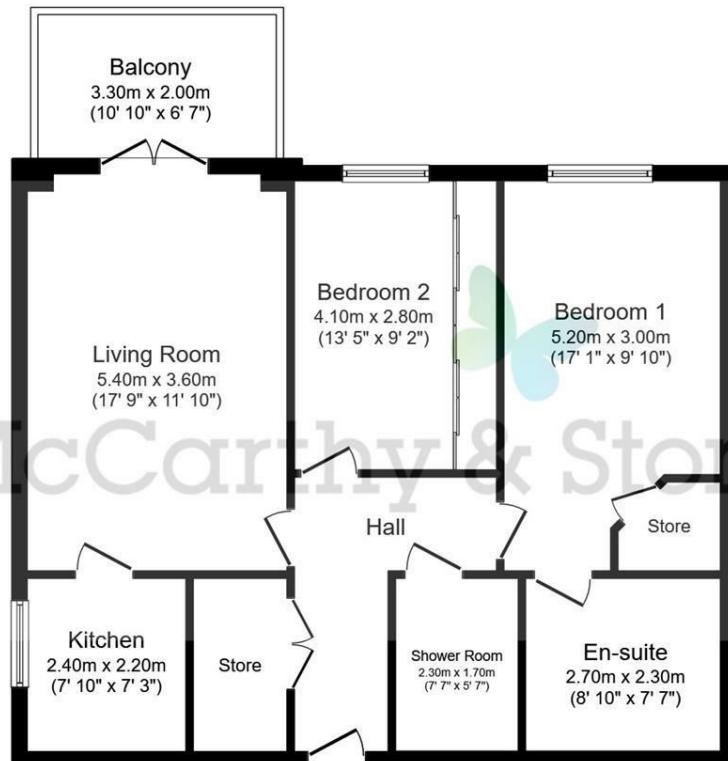
## LEASEHOLD

## CAR PARKING

Each apartment has its own allocated car parking space.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by [www.focalagent.com](http://www.focalagent.com)

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

