



## 2 bed retirement property to buy in CR6

Limpsfield Road, Warlingham, Surrey, CR6 9RL

**£95,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING THROUGH PATTINSONS - TERMS AND
- ✓ Two Double Bedrooms (one en-suite) - Top Floor Flat In Warden Assisted Block Large Lounge
- ✓ Fully Equipped Separate Kitchen
- ✓ Bathroom with Accessible Bath
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

BEING SOLD VIA SECURE SALE ONLINE BIDDING THROUGH PATTINSONS AUCTIONS - TERMS & CONDITIONS APPLY. STARTING BID £205,000

BUYERS FEES APPLY PLEASE SEE BELOW

This two bedroom apartment is situated on the top floor of a popular, warden assisted block. The property is deceptively spacious with a large, light and airy lounge, well equipped fitted kitchen, two double bedrooms (one of which has ensuite facilities) and a further bathroom with an adapted accessible bath. Wren Court has a large residents lounge and beautifully maintained gardens for communal use. Located on the Limpsfield Road, close to the bus stop, and a level walk from Warlingham Green, where local amenities can be found including convenience stores and coffee shops.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: F

Tenure: Leasehold

Length of Lease: 109

Annual Ground Rent Amount: £500.00

Annual Service Charge Amount: £4,773.00

Price: Starting Bid £95,000

Property Type: Retirement property

Parking: Off Street

Year built: 2007

Construction materials: Brick and block

Roofing type: Slate tiles, Clay tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Limpsfield Road, Warlingham, Surrey, CR6 9RL

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

