

# WOODS

## Land and Estate Agents

2 Glebe Road, Warlingham Green, Warlingham, Surrey CR6 9NJ.

Telephone: (01883) 622258. Fax: (01883) 627781.

### APARTMENT 12, WREN COURT 303 LIMPSFIELD ROAD, WARLINGHAM, CR6 9RL



**A BRAND NEW FIRST FLOOR ONE BEDROOM APARTMENT  
IN A PRESTIGIOUS RETIREMENT DEVELOPMENT**

**PRICE: £239,950 LEASEHOLD**

Show Apartment to include all Furnishings

**Directions:** From Warlingham Green continue north along the Limpsfield Road and **Wren Court** is on the right hand side.

**Situation:** **Wren Court** is conveniently located under a quarter of a mile from Warlingham Village Centre which is within a level walk and offers a range of local amenities. There are bus services to Croydon, Caterham and Oxted in the Limpsfield Road. Mainline railway stations at Upper Warlingham and Whyteleafe are about one and a half miles away and the M25 motorway is accessed at Junction 6 around four miles away. There are local recreational amenities in the local area including sports clubs, golf courses and bowling green. Warlingham also enjoys access to green belt countryside.

**Wren Court was built in 2006 by Wren Homes and comprises 28 Prestigious Apartments in an Attractive Development with Mature Level Communal Grounds.  
Apartment 12 is a Brand New First Floor Apartment with an outlook over the Communal Rear Gardens.**

**Wren Court also benefits from an Attractive Well Furnished Communal Lounge, Visitors Guest Suite, Part Time Resident Manager, Lift and Communal Parking. Apartment 12 also benefits from Video/Audio Entry Phone System linked to T.V. Emergency Care System operated by Careline Systems. Sealed Unit Double Glazed Windows. Fitted Kitchen with Bosch Appliances. Fitted Carpets throughout.**

**The accommodation, with approximate dimensions comprises:**

**ENTRANCE HALL:** With electric heater. Airing/linen cupboard. Storage cupboard.

**LOUNGE/DINING ROOM 17'4 x 10'5:** Feature fireplace. Double glazed window to rear garden. Electric heater. Fitted cupboard. Glazed door to:

**KITCHEN 7'8 max x 7'3:** Double glazed window to rear garden. Fitted with a good range of cupboards, drawers and shelves with slow closing drawers and cupboard doors. Work surfaces on three sides with inset one and a half bowl stainless steel sink with mixer taps and cupboards under. Range of integrated appliances comprising Bosch oven, four ring ceramic hob and stainless steel extractor hood above. Eye level microwave. Integrated fridge and freezer and washer/dryer. Part tiled walls. Concealed pelmet lighting. Low voltage lighting. Extractor fan.

**BATHROOM:** Panelled bath with mixer tap and hand held shower fitting. Vanitory wash hand basin with granite style cill to side and cupboards under, fitted cabinet above with mirror and low voltage lighting and shaver socket. Low level w.c. Electric heated towel rail. Part tiled walls. Extractor fan.

**BEDROOM - (to fill in measurement?):** Double glazed window overlooking rear garden. Deep double fitted wardrobe with storage shelf. Electric heater.

**NB. The Managing Agents are Messrs. Peveral who provide a Part Time Manager, who organises Garden Maintenance and Care of the Communal Areas.**

**Maintenance Charges: Annual Service Charge - £1,476.00 (as at March 2009)  
Annual Ground Rent - £400.000 Lease Details - 125 years from 2006.**

**CURRENT COUNCIL TAX BAND** ( D ) Tandridge District Council  
**FIND US ON THE INTERNET** - [www.woodsproperty.co.uk](http://www.woodsproperty.co.uk)  
**E-MAIL:** [enquiries@woodsproperty.co.uk](mailto:enquiries@woodsproperty.co.uk)  
**VIEWING** *Strictly* by appointment with Vendor's Agent

AGENTS NOTE: The agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances, or specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves, etc. And accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specially itemised within these Particulars.