



Flat 5 Fair Oak House, 43, Kingswood Lane, Warlingham, Surrey, CR6 9FG

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Surrey CR6 9FG

Guide Price £350,000

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A well-proportioned and naturally bright two-bedroom first floor apartment, offering a practical layout and generous living space throughout. EPC Rating B. Council Tax Band E.

The standout feature of the home is the impressive open-plan kitchen and reception room, measuring over 24ft in length. This expansive area provides plenty of room for both dining and relaxing with a central kitchen island and clearly defined zones for everyday living and entertaining.

There are two comfortable bedrooms, both of good size. The principal bedroom offers ample space for wardrobes and additional furnishings, while the second bedroom is ideal as a guest room, home office or nursery.

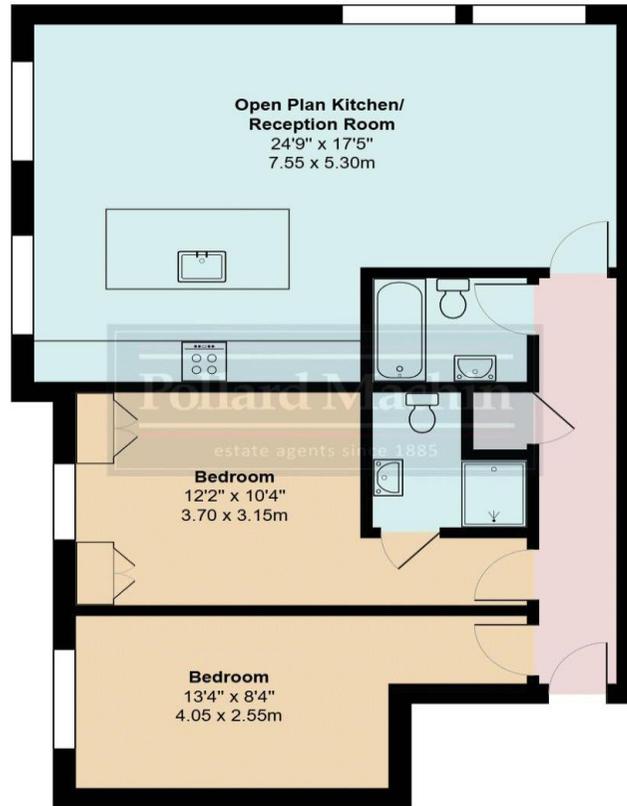
The property also benefits from a well-arranged bathroom suite, along with an additional en suite, adding convenience for busy households.

Located on a quiet and well-regarded road in a semi-rural setting, the flat is within easy reach of Hamsey Green's local shops and amenities. Kingswood's facilities, including green open spaces, recreational grounds and local clubs are also close by, making this a great spot for those who enjoy a balance of countryside and convenience.

Further benefits include an allocated parking space and a long lease, making the property an excellent option for first-time buyers, downsizers or investors alike.

Tenure: Leasehold Service Charge: Approx. £1,500 per annum
Ground Rent: £300 per annum Lease Length: 250 years from 2021
(approx. 246 years remaining)





First Floor

Kingswood Lane, Warlingham CR6
Approx. Gross Internal Area 843sq ft / 78.3sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





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