



## 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	

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

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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