



Limpsfield Road, Warlingham, Surrey

Guide Price: £190,000

Bairstoweves





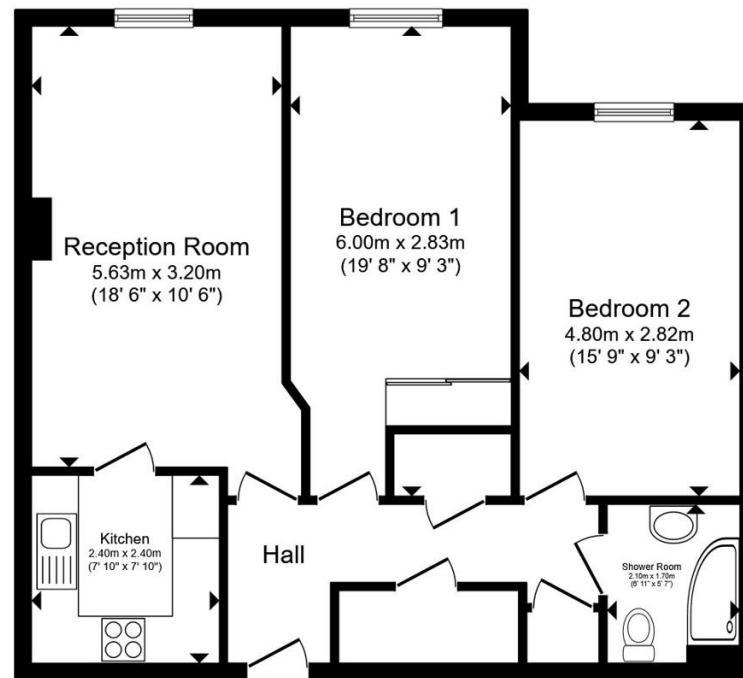


Located in Greenacres Lodge, a select development of 36 properties built in 2015, this first floor retirement apartment offers two double bedrooms, including useful fitted wardrobes in the master bedroom. The apartment is located at the front of the building and overlooks playing fields. It features a spacious lounge/dining room, modern kitchen with built-in appliances, and a shower room. The apartment is designed with a light and airy décor, with service charges covering heating and hot water.

Additional amenities include an entry phone system, residents' parking, lift access, a residents' lounge, guest suite, and laundry facilities. The property benefits from a 114-year lease and an age restriction of 60 years and with no onward chain.

Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.





First Floor

Total floor area 70.0 m² (753 sq.ft.) approx

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). Powered by www.propertybox.io





Council Tax Band: **E**

Tenure: **Leasehold**

Years Left on Lease: **114**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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