



**Cavendish Grange, Westhall Road, Warlingham,
Surrey, CR6 9HL**

**Offers in excess of:
£400,000**

Flat 6, Cavendish Grange, Westhall Road, Warlingham, Surrey, CR6 9HL

Situated within the heart of Warlingham Green Village, this delightful, light and airy, first floor, 2 double bedroom, two bath/shower room apartment is ready to move into.

With 850 square feet of accommodation, the apartment offers a large and spacious lounge/diner/kitchen with Navy blue fronted kitchen units with white composite worktops, integrated appliances to include oven, hob, washing machine, dishwasher, microwave and fridge/freezer.

Internally large windows make for well lit rooms highlighted with contemporary colour palettes and textures. Bedrooms feature bespoke built in wardrobes with high quality soft carpeted floors. Bathrooms feature patterned floor tiles and highquality sanitary ware throughout.

Utilising the latest in energy saving technologies and renewable sources the homes feature air source heat pumps for hot water and mechanical ventilation heat recovery systems throughout....your home will be economical to run and easy to maintain

250 year lease with Share of the Freehold Management Company.

Service Charges estimated at £1100 to include Building Insurance.

10 year CML recognised build warranty.



Room	sq.m	sq.ft	Room	sq.m	sq.ft
1 Foyer	6.6	71.04	6 Bedroom 01	11.3	121.63
2 Lounge	15.4	165.76	7 En-suite	3.1	33.37
3 Kitchen	13.3	143.16	8 Bedroom 02	11.7	125.94
4 Dining	9.2	99.03	9 Utility	1.5	16.15
5 Bathroom	3.9	41.98	10 Balcony	7.8	83.96





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.