



RAYNERS
TOWN & COUNTRY

SYCAMORE HOUSE, EAST PARKSIDE
WARLINGHAM, SURREY, CR6 9QT

1 SYCAMORE HOUSE, EAST PARKSIDE

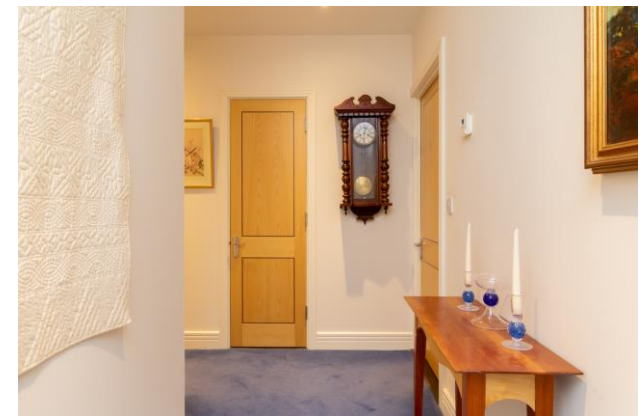
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Guide Price Of £625,000

This spacious ground floor apartment, 1 Sycamore House, is located in Great Park, 83 acres of communal land which the apartment overlooks. The development was constructed in 2002 and is entered via automatic gates. The landscaped grounds include a cricket pitch, a pavilion and a children's play area as well as extensive grassed areas and mature trees.

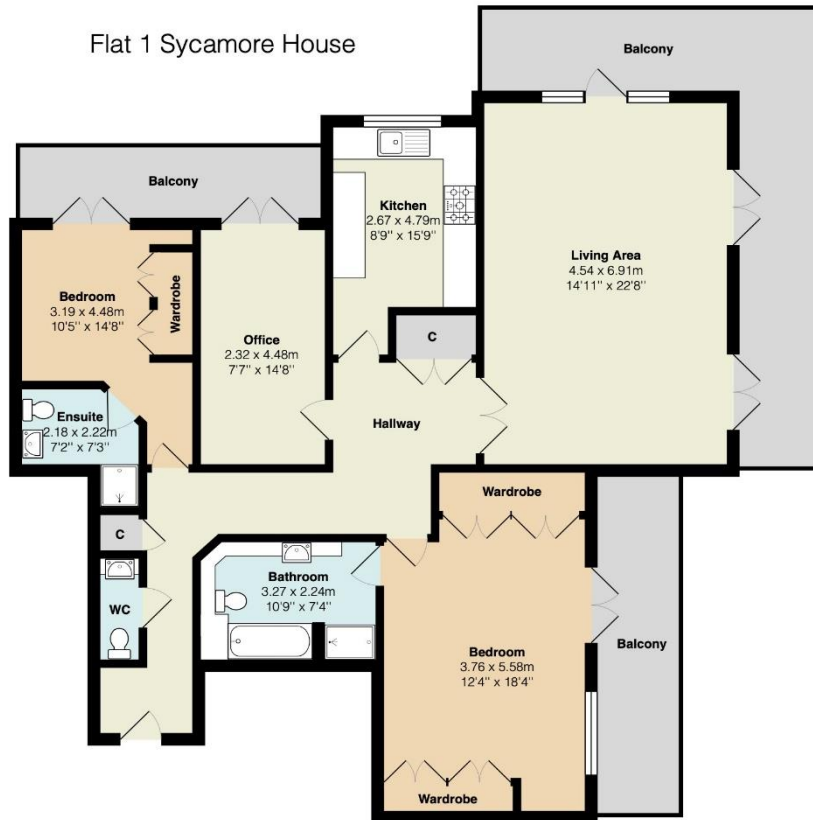
The apartment has three bedrooms (one of which is currently used as an office), a large lounge/dining room as well as two bathrooms and a separate cloakroom. Generous private verandas wrap around the property and are accessible from the main room and the bedrooms. The kitchen has white gloss units and black polished work surfaces. Sycamore House benefits from a secure underground car park in which this apartment has two parking spaces.

Adjacent to extensive Green Belt countryside, Great Park is located on the outskirts of Warlingham Village where a good range of local shops, amenities and bus services are found. Caterham town centre is 4 miles away and there is good access to Croydon Town Centre. Whyteleafe and Upper Warlingham train stations (Zone 6) provide regular, excellent commuter links to Central London (London Bridge and Victoria). Warlingham is within reach of both Gatwick and Heathrow airports via the M25.





Flat 1 Sycamore House



Total Area: 122.8 m² ... 1322 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Tenure: Leasehold **Lease Length:** 999 years from 1st January 2001 approx 977 years remaining (as of Feb 2023)

Local Authority: Tandridge District Council **Council Tax Band:** F **EPC Rating:** C

Current Maintenance Charge: approx £4105.50 per annum (block charge) £787.76 approx per annum (estate charge) **Ground Rent:** approx £100 per annum

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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