

FIR TREE COURT

luxury living

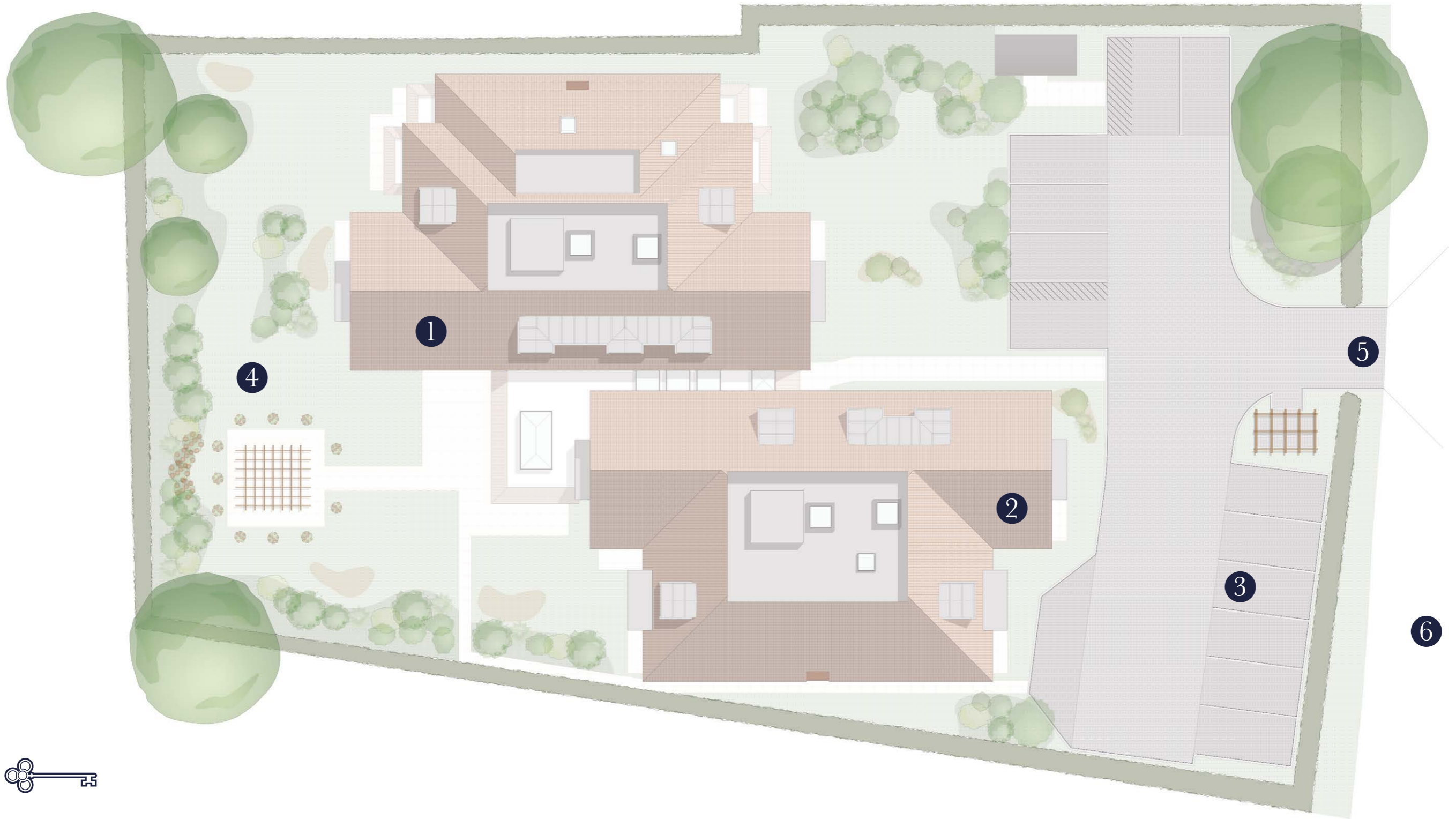
*1 and 2 bedroom apartments
exclusively for over fifty fives*



luxury living

While the attractiveness of Fir Tree Court may be the first thing that catches your eye, the beautifully designed development offers much more than just visual appeal.

Each of the 15 individual apartments, exclusively for the over fifty fives, provide a setting packed with quality finishes that can unlock a new way of living; one of solidarity with like-minded neighbours yet still offering enough independence for those who wish to unwind in their own personal space.



*development
overview*

- ① Block A Apartments
 - ② Block B Apartments
 - ③ Car Park
- ④ Garden Area
 - ⑤ Gated Entrance
 - ⑥ 5 Minute Walk To Amenities



specifications

Each property includes an array of luxurious features, some of which are listed below:

- Siemens kitchen appliances
- Alno Kitchens
- Karndean flooring
- Porcelain tiles
- Duravit sanitary wear
- Dansani vanity units
- Vado brasswear
- LED lighting
- Underfloor heating
- Solid concrete floors (minimal noise)
- Solar panel energy recovery
- Energy-efficient construction
- Luxurious wall finishes
- High standard & welcoming communal area
- Off-street parking
- 24-hour security

Fir Tree Court also has its very own dedicated concierge service, enhancing your living experience by assisting you with booking appointments, helping with day-to-day errands and answering any general queries. The concierge will be available six hours daily between Monday and Friday, and three hours on a Saturday and Sunday. They will also receive, record and distribute deliveries, co-ordinate bookings for the guest suite and oversee maintenance and cleaning of each block's communal areas.





local area

Fir Tree Court is situated in Warlingham - a charming location that provides the perfect balance between access to the countryside and the capital.

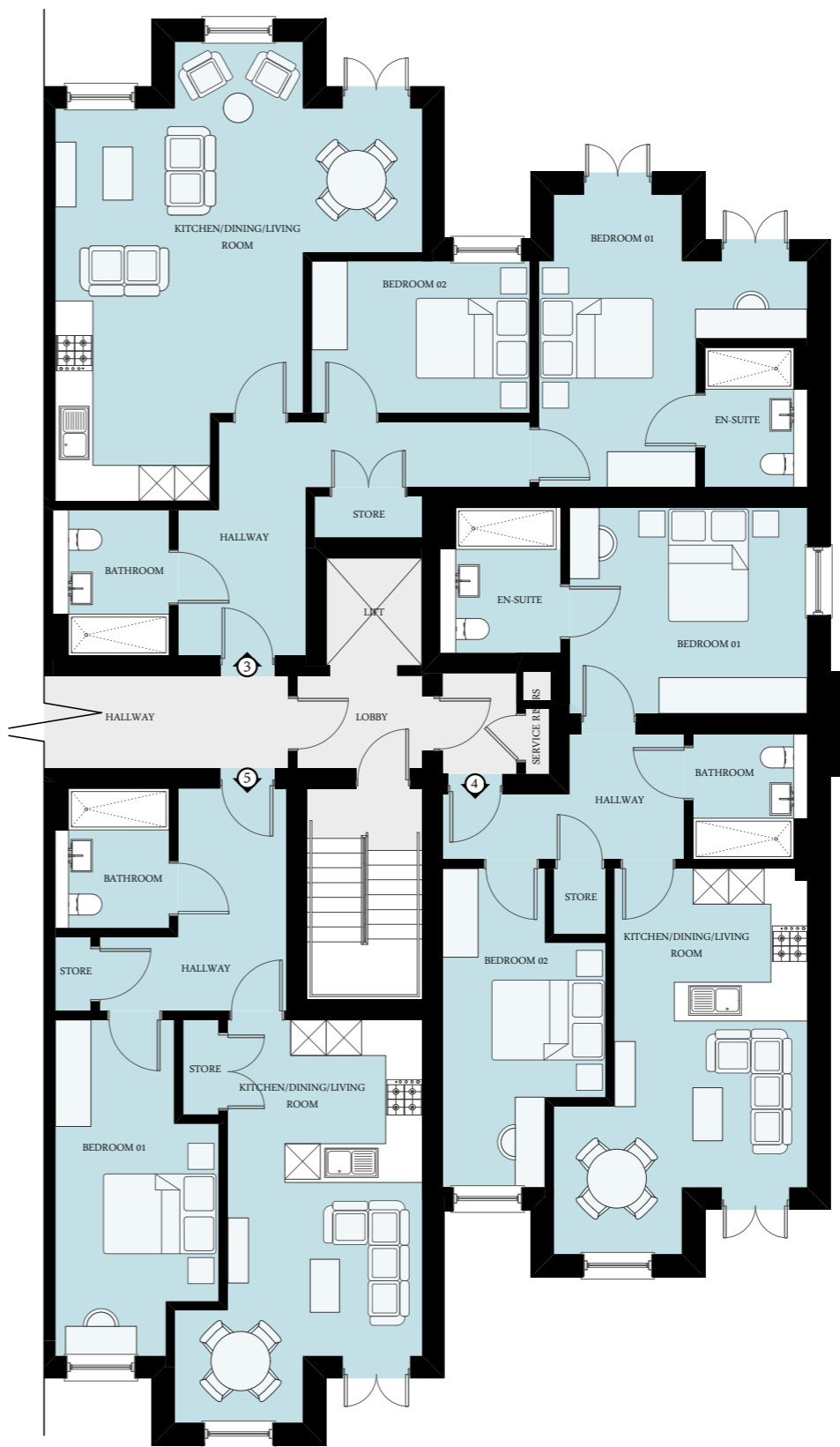
The beautiful village - part of the Green Belt - is little more than 30 minutes away from London by train and within close proximity of a host of major routes into the city. Yet it has plenty of other benefits for those looking to spend their time much closer to home.

The heart of Warlingham is just a short walk away with the popular French restaurant, 'Chez Vous', Marden Park and views across Halliloo Valley particularly popular among residents of Surrey.

A quaint cafe, variety of charming pubs, thriving sports club and Waitrose are just some of the other amenities that provide yet another reason to live in the village.

ground floor

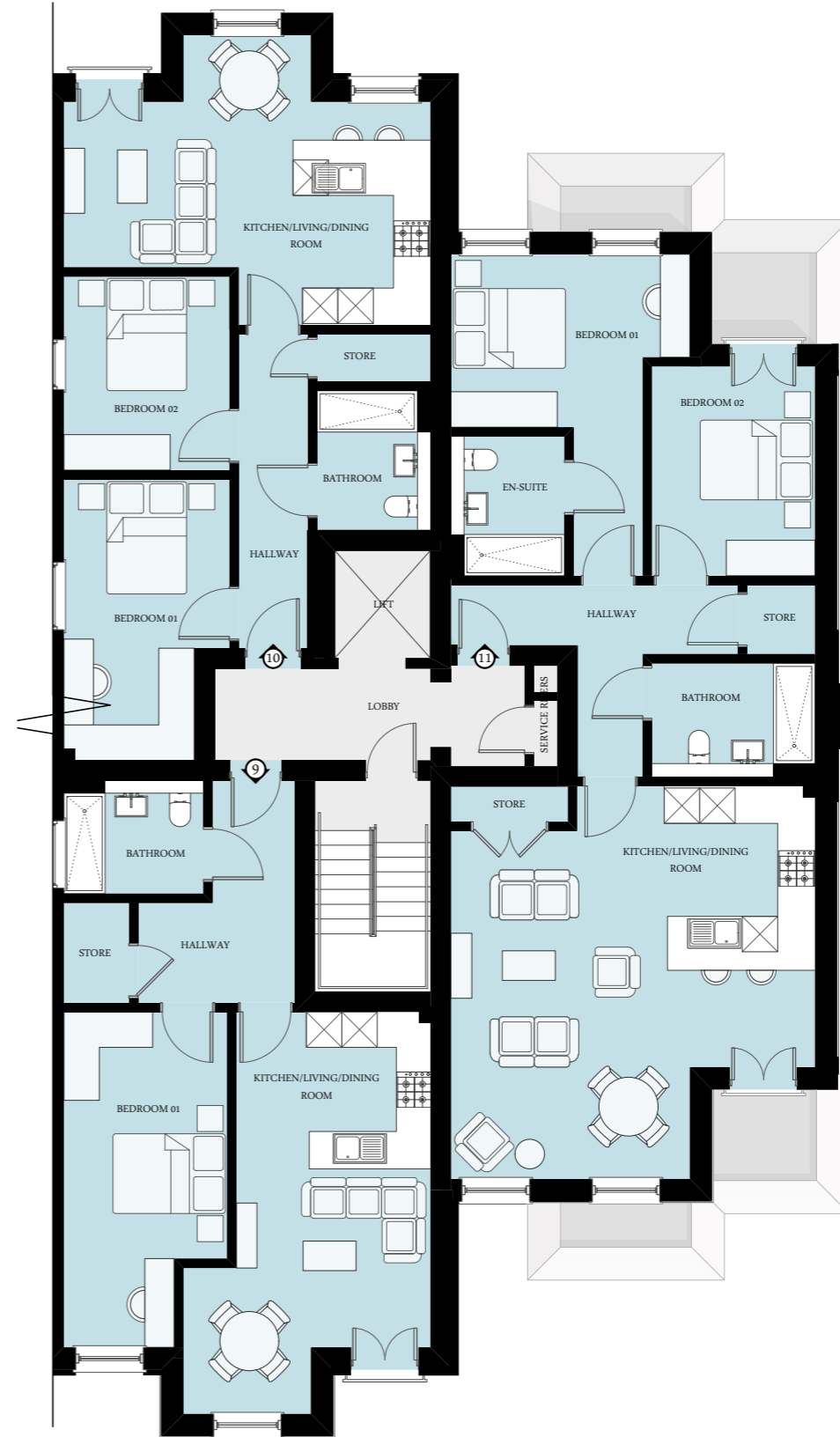
- ① Apartment 1 83m² 893 sq.ft.
- ② Apartment 2 72m² 775 sq.ft.
- ③ Apartment 3 83m² 893 sq.ft.
- ④ Apartment 4 68m² 734 sq.ft.
- ⑤ Apartment 5 53m² 571 sq.ft.



Communal Area
 Private Flat

first floor

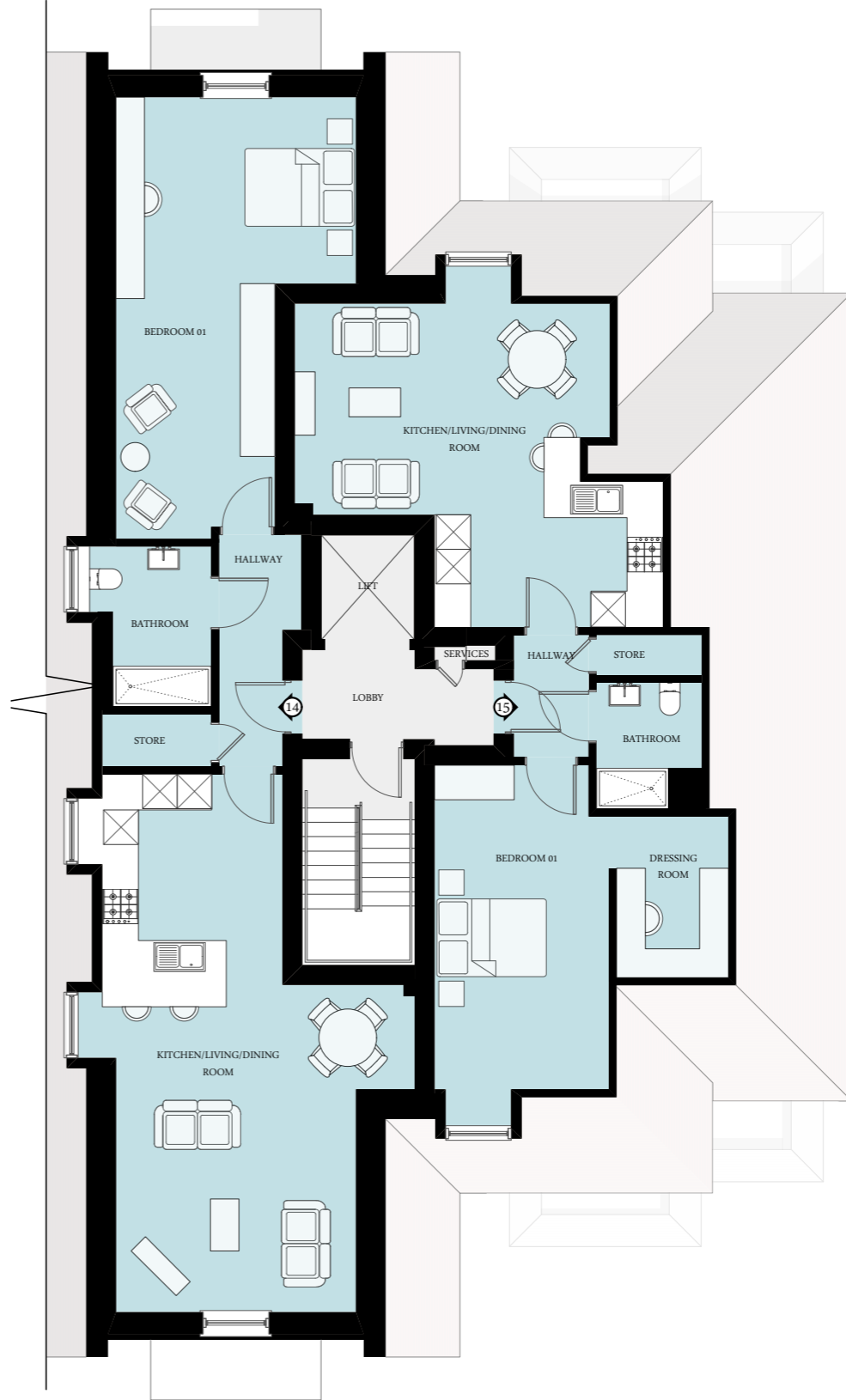
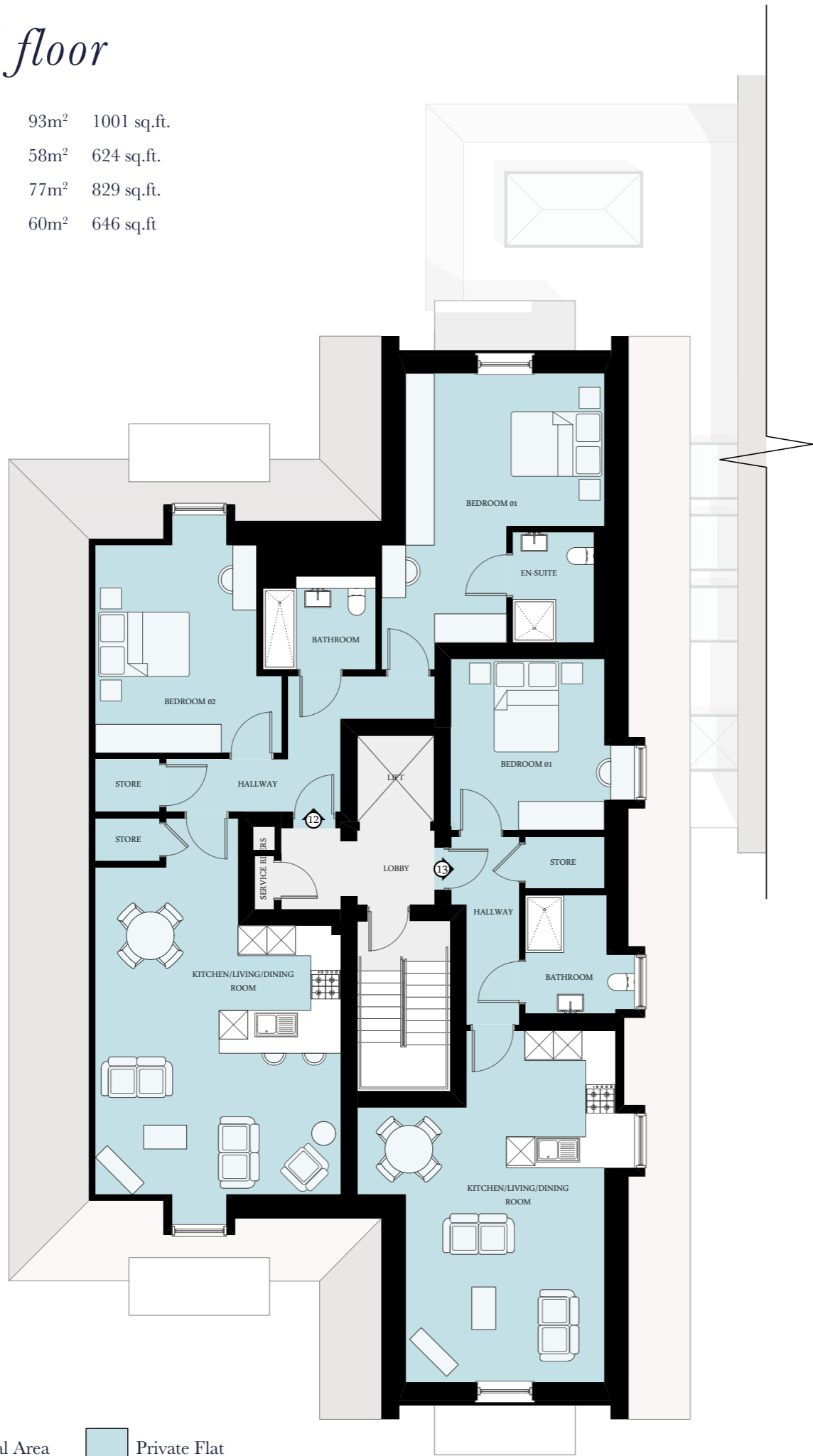
- ⑥ Apartment 6 90m² 969 sq.ft.
- ⑦ Apartment 7 60m² 646 sq.ft.
- ⑧ Apartment 8 59m² 635 sq.ft.
- ⑨ Apartment 9 53m² 571 sq.ft.
- ⑩ Apartment 10 60m² 646 sq.ft.
- ⑪ Apartment 11 83m² 893 sq.ft.



Communal Area
 Private Flat

second floor

- ⑫ Apartment 12 93m² 1001 sq.ft.
- ⑬ Apartment 13 58m² 624 sq.ft.
- ⑭ Apartment 14 77m² 829 sq.ft.
- ⑮ Apartment 15 60m² 646 sq.ft.



Communal Area
 Private Flat





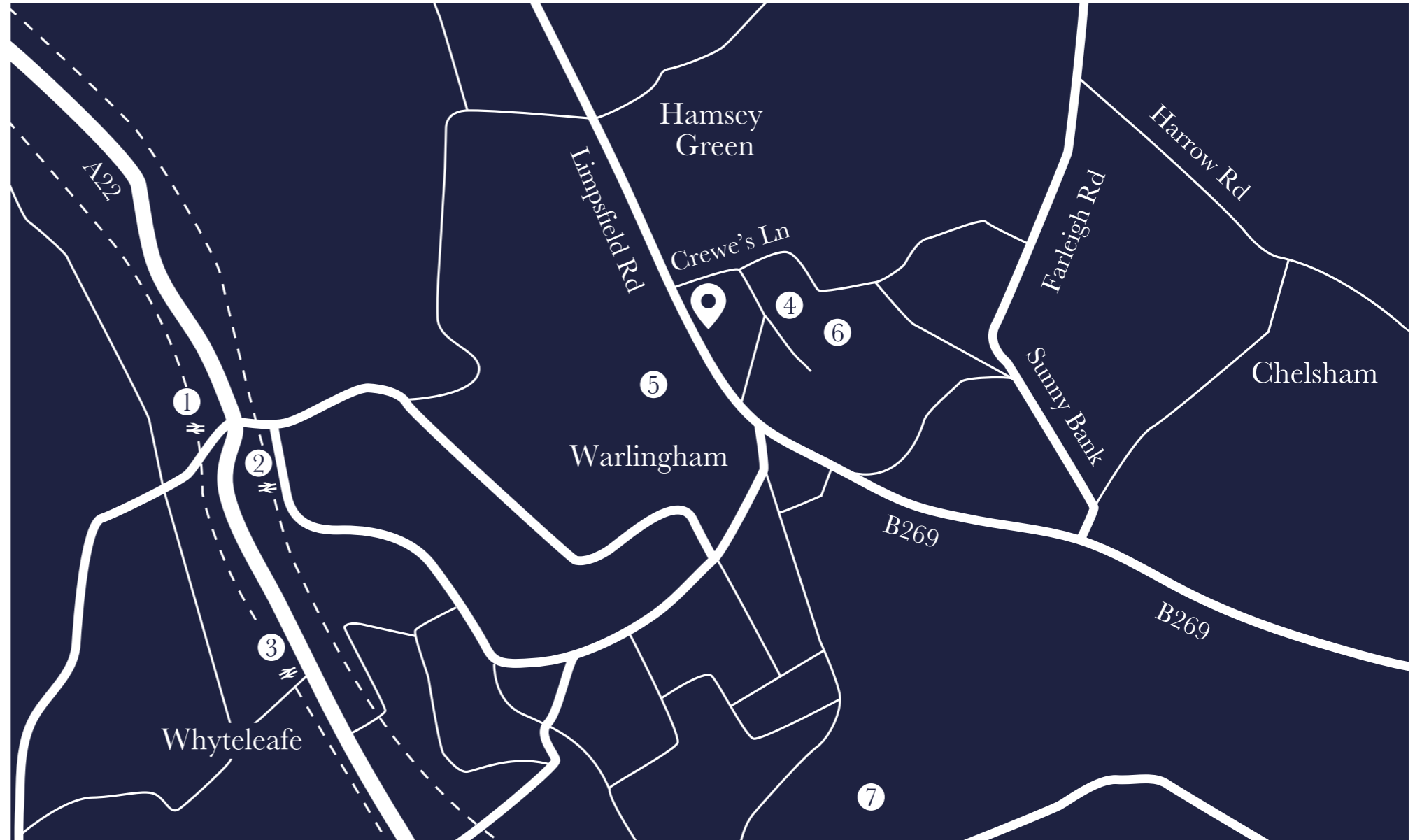
location

Fir Tree Court, Limpsfield Road, is perfectly placed within comfortable reach of a range of instantly recognisable towns.

Caterham, just off the A22, is about a 10-minute drive away and Croydon is only roughly 10 minutes in the opposite direction once you have arrived in Warlingham.

Woking, Guildford, Kingston, Epsom and Crawley are all within an hour, by road, while the nearby M25 provides easy access for those travelling to the area from elsewhere in the country.

- 1 Whyteleafe Train Station
- 2 Upper Warlingham Train Station
- 3 Whyteleafe South Train Station
- 4 All Saints' Church
- 5 Greenacres Leisure Centre
- 6 Warlingham Squash and Racketball Club
- 7 Woldingham Golf Club



just a train ride away





lucas homes

Lucas Homes, a subsidiary of Lucas Group which was formed in 1978, has a fine reputation for the quality and design of schemes it has undertaken.

Lucas Group has a wide range of skills at their disposal and these are applied to every project that the group undertakes. From building some of the most expensive properties in the world to developing a small block of luxury apartments, the team are dedicated to ensuring that the quality, design, fit and finish meets our customers' high expectations.

The family-owned business, was started more than 36 years ago and originally specialised in sensitive restoration projects whereby the

matching of materials and detailed designs in listed buildings was paramount to the success of our projects. This attention to detail is still present in all of our new projects.

Lucas Homes was brought forward so that we could provide a high-quality product to a more mainstream market, although still focusing on the provision of luxury and good design.

In 2016/2017 the Lucas Group won awards for interior design, mechanical and electrical engineering and overall House of the Year (large country house), and this showcases our efforts to excel at the top of our market place.



unlock a new way of living...



contact

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