



WESTBURY CLOSE  
WHYTELEAFE, SURREY, CR3 0DY

Rayners are delighted to present to the market this one bedroom second floor apartment situated within a modern, purpose built development. The apartment comprises of one bedroom, a modern bathroom, lounge and modern fitted kitchen and benefits from private parking. Located within very close proximity to both Whyteleafe and Upper Warlingham stations providing excellent train services to central London. In our opinion this is a fabulous first time buy or investment opportunity. Offered to the market with a share of the freehold and vacant possession viewing is highly recommended.

**Tenure: Share of Freehold**

**Lease Length: approx 998 Years Remaining** (as of Feb 24)

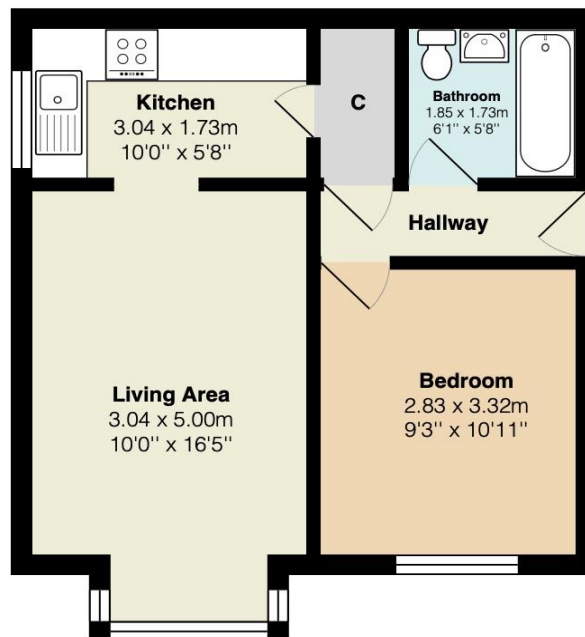
**Local Authority: Tandridge District Council**

**Council Tax Band: C**

**Maintenance Fee: Approx £712 per annum**

**EPC Rating: C**

24 Westbury Close



Total Area: 38.3 m<sup>2</sup> ... 412 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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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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TOWN & COUNTRY