



ISABELLA COURT, HARROW ROAD
WARLINGHAM, SURREY, CR6 9EY

Rayners are delighted to present to the market this two bedroom, first floor apartment released for sale for the first time since new and presented in good condition throughout. Situated in a block of only four apartments and located within a popular residential road close to open countryside as well as amenities at Warlingham Village and benefiting from private parking.

The apartment comprises a fitted kitchen, open plan to the living area, modern bathroom two good size bedrooms, one with fitted wardrobes. The village of Warlingham is close by with its village green and range of pubs, restaurants, cafes and shops. There are also good transport links in the area with easy access to the M25 at

Tenure: Leasehold

Lease Length: Approx 122 Years Remaining (as of September 2023)

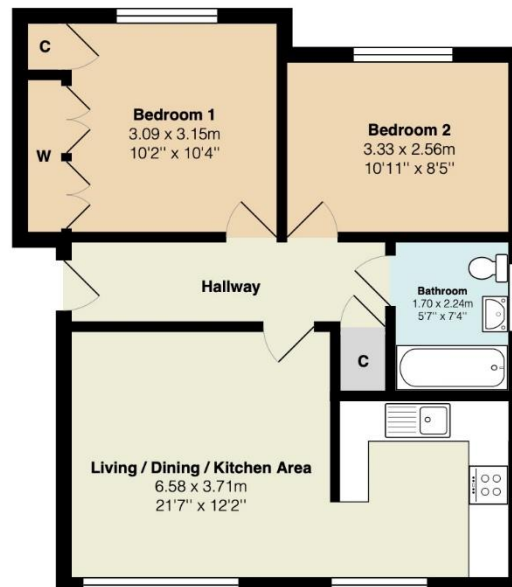
Local Authority: Tandridge District Council

Council Tax Band: C

Service Charge: Approx £1560 per annum

Ground Rent: Approx £250 per annum

Flat 4 Isabella Court



Total Area: 55.1 m² ... 593 ft²

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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