



Asking Price £279,000 Leasehold

1 Bedroom, Apartment - Retirement

31, Greenacres Lodge Limpsfield Road, Warlingham, Surrey, CR6 9FA

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Retirement Property Specialists

Greenacres Lodge

Located in the village of Warlingham, Greenacres Lodge is an exclusive development of 36 one and two bedroom retirement apartments. Set on the scarp slope of the North Downs, Warlingham's height allows for panoramic views over London.

For those with an interest in nature or walking, Blanchman's Farm Local Nature Reserve is an area of open recreational space covering some 25 acres, with a network of paths. Warlingham is served by two railway stations- Upper Warlingham station and Whyteleafe station, both located in Whyteleafe, under two miles from Warlingham Green.

Greenacres Lodge is within close walking distance of local shops and amenities, mainly centred around the green in Warlingham, which includes supermarkets, a pharmacy, post office, hairdressers, and various eateries. A Doctor and Dentist are within a few minutes walk.

Greenacres Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Greenacres Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Greenacres Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Greenacres Lodge requires that at least one apartment Owner be over the age of 60 with any second Owner over the age of 55.



Property Overview

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY****

NEW CARPETS THROUGHOUT & RECENTLY REDECORATED

Welcome to Greenacres Lodge! This delightful one bedroom first floor retirement apartment is presented in fantastic order throughout and is conveniently located near the lift for easy access.

The Living Room is a generous size room and offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture and a door opens to a Juliet balcony with garden views.

The Kitchen is accessed via the Lounge and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over and a fridge/ freezer. A window provides light and ventilation.

The Bedroom is a good size double room with a built in mirrored wardrobe. There is plenty of space for additional furniture. A window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, a heated towel rail, WC and wash hand basin with vanity unit below.

Perfectly complementing this lovely apartment is a useful walk in storage cupboard located off the Hallway.

Call us today to book your viewing at Greenacres Lodge!



Features

- One bedroom first floor apartment
- Fitted Kitchen with integrated appliances
- Beautifully landscaped communal gardens
- Owners' private car park
- 24 hour Careline system for safety and security
- Owners' lounge & kitchen with regular social events
- Lodge Manager available 5 days a week
- Owners Laundry Room
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country
- Brand new carpets and redecorated throughout



Key Information

Service Charge (Year Ending 31st May 2025):
£4,200.57 per annum

Ground Rent: £743.42 per annum. To be reviewed
October 2029

Council Tax Band: D

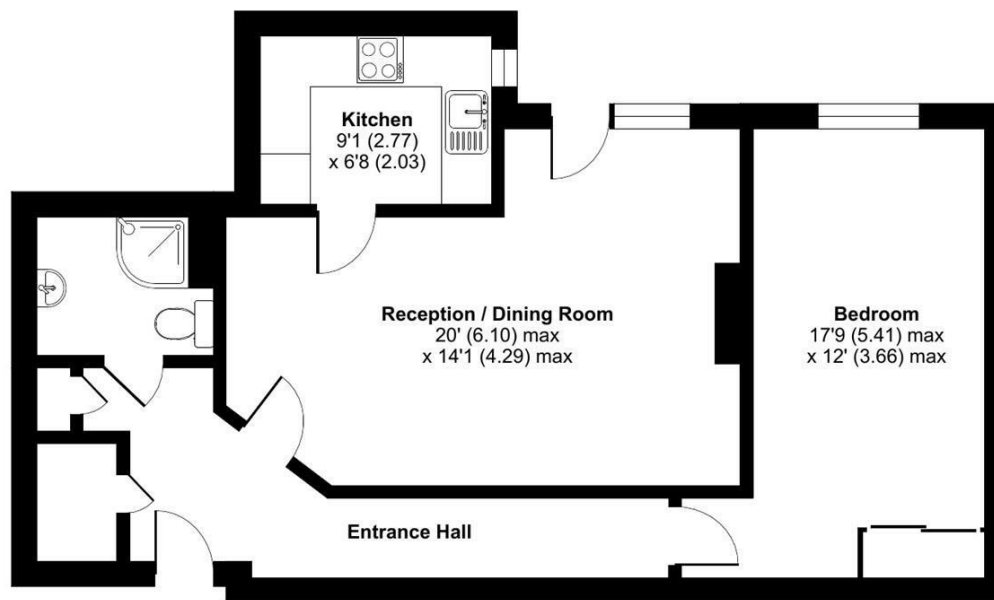
125 year lease commencing 2015

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.


Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.

Approximate Area = 665 sq ft / 61.8 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Churchill Sales & Lettings Limited. REF: 1218534

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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