O.I.E.O £100,000 Leasehold

1 Bedroom, Apartment - Retirement

15, Harewood Court 545 Limpsfield Road, Warlingham, Surrey, CR6 9DX

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Harewood Court

Situated in the charming town of Warlingham, Harewood Court combines independent living with the peace of mind provided by a sheltered environment. The development was built in 2008 and is comprised of 31 one and two bedroom flats.

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.

Warlingham is located in the Green Belt. Surrounding the town are the slopes of the North Downs. Harewood Court 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.

The Lodge 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.

Harewood Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite House 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.

Regular Social activities include: coffee morning, games evening, tea afternoon, and fish & chip suppers.. New residents accepted from 60 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).

Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT IN WARLINGHAM

Welcome to Harewood Court! This delightful one bedroom first floor retirement apartment offers spacious accommodation and is presented in good order throughout.

The Living Room is a generous-sized room offering ample space for living and dining room furniture. Windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of 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, a fridge, freezer and dishwasher. A window provides light and ventilation.

The Bedroom is a generous double room with two built-in wardrobes. There is plenty of space for additional furniture if required. A window keeps this lovely bedroom bright and light.

The Bathroom offers a bath tub with overhead shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit below.

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

This apartment simply must be viewed!

Call us today to book your viewing at Harewood Court!

Features

- One bedroom first floor retirement apartment
- Owners laundry
- A lift is available to all floors
- Owners lounge and regular social events
- On site owners parking
- Landscaped gardens
- Great location close to town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in.

Key Information

Service Charge (Year Ending 31st August 2026):
£2023.10 per year

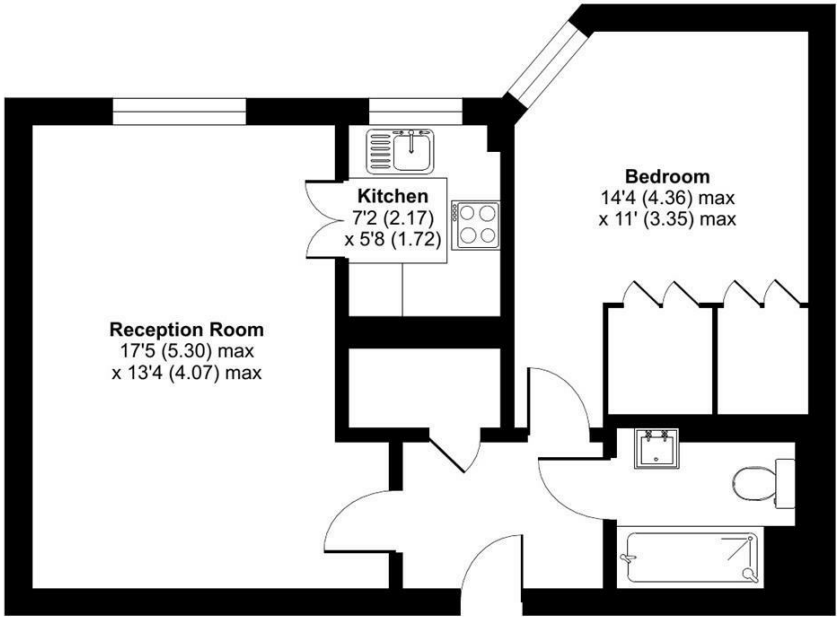
Ground Rent: £495.00 per year

Council Tax Band: D

125 year lease commencing 2008

Please check regarding Pets with First Port.

Approximate Area = 535 sq ft / 49.7 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1236005

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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