



Asking Price £285,000 Leasehold

2 Bedroom, Apartment - Retirement

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

📞 0800 077 8717

✉️ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

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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

****TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Situated in the fantastic development of Greenacres Lodge is this delightful two bedroom apartment. The property provides spacious accommodation and is presented in good order throughout.

The Living Room provides ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a patio and windows provide lots of natural light.

The Kitchen is accessed via the Living Room 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, fridge and freezer.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe. A large window provides lots of natural light.

Bedroom Two is another good-sized double. This room could also be used as a separate Living Room, Study or Hobby Room.

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

A separate WC is located off the Hallway and offers a heated towel rail, WC and wash basin.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Greenacres Lodge!



Features

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



Key Information

Service Charge (Year Ending 31st May 2027): £6,235.22 per annum

Ground Rent: £817.10 per annum. To be reviewed October 2029

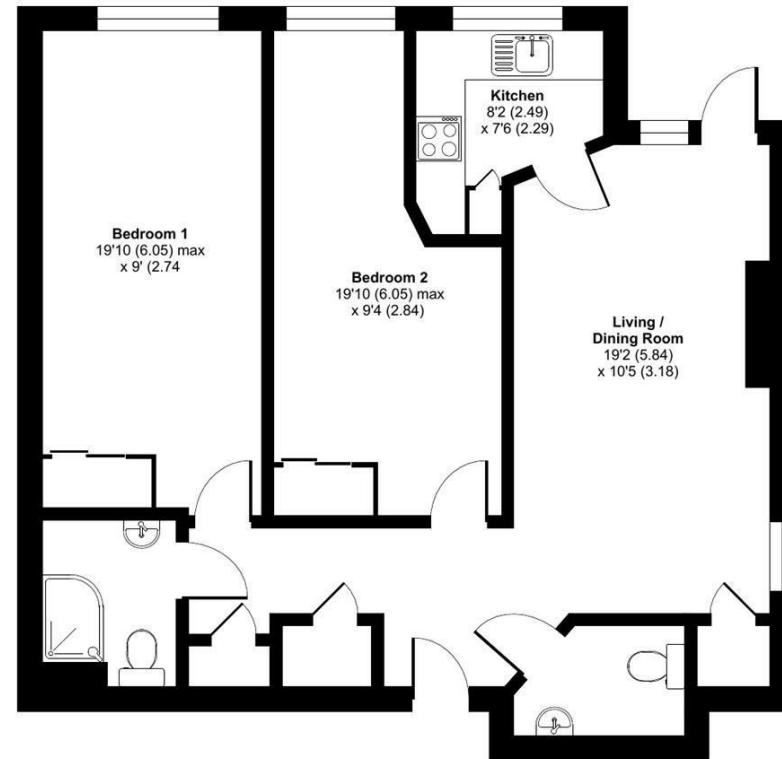
Council Tax Band: E

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

Approximate Area = 782 sq ft / 72.6 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), © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1324477

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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