

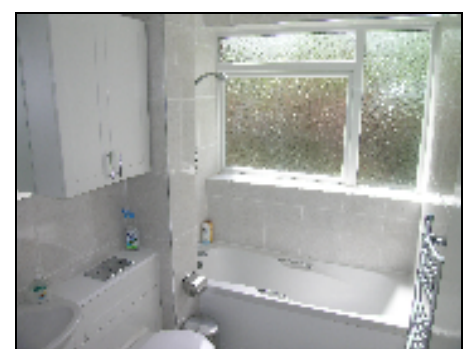
WOODS

Land and Estate Agents

2 Glebe Road, Warlingham Green, Warlingham, Surrey CR6 9NJ.

Telephone: (01883) 622258. Fax: (01883) 627781.

FLAT 1, ASHLEA COURT, WESTHALL ROAD, WARLINGHAM, SURREY, CR6 9BH.



**A MUCH IMPROVED TWO DOUBLE BEDROOM GROUND FLOOR FLAT
WITH LONG LEASE IN CONVENIENT LOCATION
FOR UPPER WARLINGHAM RAILWAY STATION**

PRICE: £175,000 LEASEHOLD

Directions: From Warlingham Green turn left into Westhall Road. Continue for approx. 1.25 miles and **Ashlea Court** is on the left hand side.

Situation: The Flat is located within 250 metres of Upper Warlingham Mainline Railway Station which provides excellent commuter links to East Croydon and Central London and is also within quarter of a mile of Whyteleafe Station which also travels to central London. There are a few local shops at Whyteleafe and Warlingham Green provides a further range of shops and amenities including public houses and restaurants. The M25 Motorway can be accessed at Junction 6 approx. 4 miles away. The local buses travel to the surrounding area.

The accommodation, with approximate dimensions comprises:

COMMUNAL ENTRANCE HALL: accessed via entry phone system.

ENTRANCE HALL: 11'0 x 8'0: Wood parquet flooring. Wall lights. Electric storage heater. Airing cupboard and linen cupboard.

LOUNGE: 15'6 x 11'0: Wood parquet flooring. Double glazed windows overlooking communal gardens and additional double glazed window to side. Wall lights. Electric storage heater.

KITCHEN/BREAKFAST ROOM: 11'3 x 8'9: Re-fitted in 2005 with a good range of wall and base units comprising: cupboards, drawers and shelves in solid light oak finish. Granite style work surfaces and matching breakfast bar. Two larder cabinets. Inset stainless steel sink with mixer tap. Integrated appliances comprising: Four ring electric hob, stainless steel oven and extractor hood. Space for fridge and freezer. Plumbing for washing machine and space for dishwasher. Concealed pelmet lighting. Ceramic tiled walls. Double glazed window to rear. Laminate floor.

BEDROOM 1: 14'0 x 10'10: Double glazed window and door leading to **Private Balcony**. Fitted wardrobes. Bamboo floor. Electric storage heater.

BEDROOM 2: 10'9 x 9'10: Electric storage heater. Bamboo floor. Double glazed window to front.

BATHROOM: Recently re-fitted white suite comprising: panelled bath with separately operated electric shower above, folding screen to side, vanity wash hand basin with cupboards and drawers to each side, low level w.c. Wall cabinet with mirror and light. Ceramic tiled walls and floor. Heated towel rail. Double glazed frosted window.

OUTSIDE: **Ashlea Court** is set in lightly wooded communal gardens with additional lawns and flower beds. There are also a **Block of SINGLE GARAGES** one of which is owned by Flat 1 and areas of communal parking.

LEASE: 999 years from 1965

GROUND RENT: £18.90 per annum MAINTENANCE: £1,400 per annum (includes Building Insurance).


Tax Band - (C) Tandridge District Council

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E-MAIL: enquiries@woodsproperty.co.uk

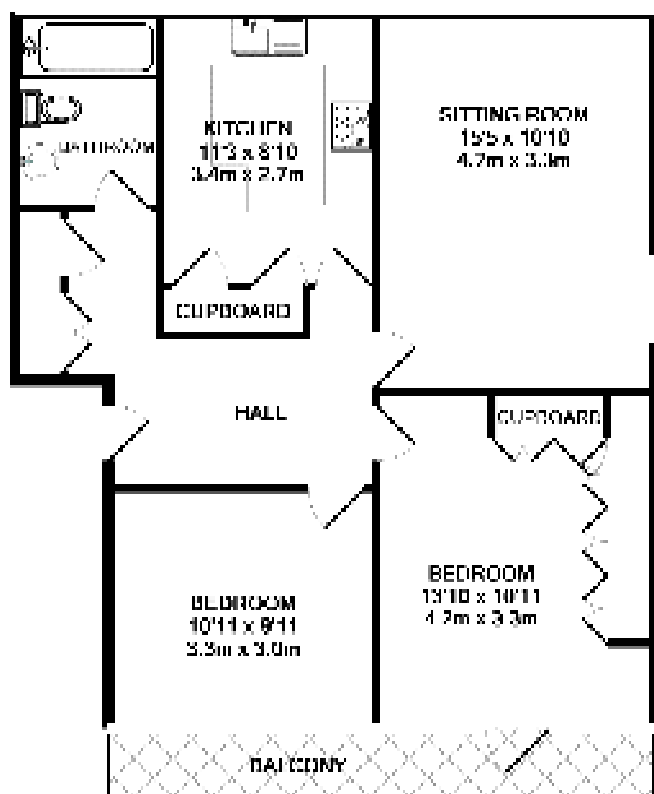
VIEWING Strictly by appointment with Vendor's Agent

AGENTS NOTE: The agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances, or specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves, etc. And accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specially itemised within these Particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		65
(39 to 54) E	46	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

REF: 3811-4854-4864-074-1074

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		55
(39 to 54) E	40	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



AS BUILT CONFIRMED
TOTAL APPROXIMATE FLOOR AREA 62.50 M² (711 SQ.FT.)

THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT AND IS NOT A CONTRACT. THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS.