

WOODS

Land and Estate Agents

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**FLAT 3, ISABELLA COURT, 1 HARROW ROAD,
WARLINGHAM, SURREY CR6 9EY**



**ONE OF A
BRAND NEW DEVELOPMENT OF FOUR TWO BEDROOM FLATS ADJOINING
FARLEIGH COMMON**

PRICE: £179,950 LEASEHOLD

Directions: From Warlingham Green turn into Farleigh Road, turning left at the mini roundabout towards Farleigh Common, Harrow Road is the turning on the right immediately before Farleigh Common, Isabella Court is on the left hand side.

Situation: **Isabella Court** occupies a level location adjoining Farleigh Common at the rear which enjoys access to extensive public footpaths and bridleways. Warlingham village is approximately one mile away where there are local shops and amenities including: Bank, Post Office, Supermarket, Chemist, Hairdressers, Library and a number of pubs and restaurants. There is a bus service in Harrow Road giving access to Warlingham and Croydon. The Harrow Pub/Restaurant is also a few minutes level walk away. Selsdon High Street is around two miles and offers a more extensive choice of shops; other local amenities including a choice of golf courses.

Features Include: * Sealed Unit Double Glazed Windows *
*** Electric Panel Heating & Electric Hot Water all in with the Solar Panels ***
*** Off Street Parking and Communal Gardens ***
**** Each Flat benefits from a Zurich Municipal 10 Year Guarantee ****
The accommodation, with approximate dimensions comprises:
(Measurements noted are for Flat 1 -, Flats 2, 3 and 4 are similar in style and size)

COMMUNAL ENTRANCE HALL: With entry phone system. **Ground Floor - Flats 1 and 2.**
Staircase leading to: **First Floor - Flats 3 and 4.**

ENTRANCE HALL: Coved cornice. Storage cupboard. Entry phone system.

OPEN PLAN KITCHEN/BREAKFAST/LIVING ROOM 17'10 x 15'2 narrowing to 11'9 (5.44m x 4.62m narrowing to 3.58m): Kitchen Area has a range of contemporary kitchen units, Compact four burner electric hob with electric oven beneath and integrated extractor hood above. Stainless steel sink units with mixer taps. Work surfaces with peninsular breakfast bar. Coved cornice.

BEDROOM 1 - 12'0 x 10'3 (3.66m x 3.12m): Coved cornice.

BEDROOM 2 - 10'7 x 8'4 (3.23m x 2.54m): Coved cornice.

BATHROOM: With walls and floor fully ceramic tiled. Panelled bath with mixer taps and hand held shower attachment. Low level w.c. Pedestal wash hand basin. Extractor fan.

OUTSIDE: **Communal gardens to front and side.** A gate from the gardens leads directly onto Farleigh Common. **Off street parking.**

Lease Details: 99 years

Ground Rent - £200 per annum

Maintenance: Shared - One-Quarter each Flat

Details of the Managing Agent when all Flats are occupied will be advised in due course.

CURRENT COUNCIL TAX BAND () Tandridge District Council (TO BE CONFIRMED)

FIND US ON THE INTERNET - www.woodsproperty.co.uk

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.