



Lingfield, Surrey

Guide Price £127,950



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Robert
Leech.



12 St Christopher's Place

A first floor one bedroom retirement apartment situated in the heart of Lingfield Village. Open plan kitchen/living room, double bedroom, mature communal courtyard garden and parking.

The entrance hall has the benefit of a large storage cupboard to your right which is ideal for hanging coats and storing shoes. The bedroom is a comfortable double with a large fitted wardrobe. The main bathroom is spacious, with a walk in shower, WC, basin and heated towel rail.

The open plan living/dining room is spacious, bright and airy. The kitchen has a range of storage and worktop space and space for freestanding appliances such as, fridge, washing machine and oven with integrated extractor fan above.

Communal gardens located to the rear of the development, laid patio area with mature flowerbeds and seating area. Unallocated residents parking.



0.0 miles
Lingfield



11.8 miles
Gatwick



0.5 miles
Lingfield

- First Floor Retirement Flat
- Easy Walking Distance To Local Amenities
- 1 Bed, 1 Bath, 1 Recep
- Cenrtral Village Location
- Comunal Parking
- Double Bedroom With Built In Storage
- Built 1989
- Mature Coumunal Courtyard Garden
- 93 Years Remaining On Lease
- £194.74 Maintenance Charge Per Month



LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION:

The property is situated in the heart of the historic village of Lingfield which is centred around its picturesque pond. There are a good variety of local shops, restaurants, and village pubs. Lingfield all weather race course is close by and hosts a number of popular events, and there are excellent local walks and golf course.

AMENITIES:

There are a variety of local amenities close by including Post Office, Doctors, Library, Co Op, Costa Coffee, good local Public Houses and local park.

TRAVEL:

For the commuter there is a mainline station and the rail service operates from Lingfield and Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway and for International travel Gatwick Airport is approximately 13 miles in distant.



FAQ'S

- Built in the 1989
- Tandridge District Council
- Council tax band B - £1,624.00
- EPC rating - D
- Living space approx - 406 Sqft
- Leasehold - 93 years remaining
- Mains drainage





Approximate Gross Internal Area = 37.7 sq m / 406 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID787774)
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