



Lingfield, Surrey

Guide Price £135,000



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Robert
Leech.



Lingfield, Surrey

The property is accessed through a communal entrance which is shared with just one other apartment. Once in the property the entrance hall gives access to the lounge/dining room, bathroom and bedroom.

The open plan lounge dining room is spacious and has views over the communal courtyard to the rear of the property. The kitchen adjoins and has both floor and eye level units for plenty of storage and space for free standing appliances such as, fridge, washing machine and oven.

The bedroom is a comfortable with fitted wardrobes and over bed storage. The bathroom is a good size and comprised of a white suite with walk in shower, storage and heated towel rail

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:

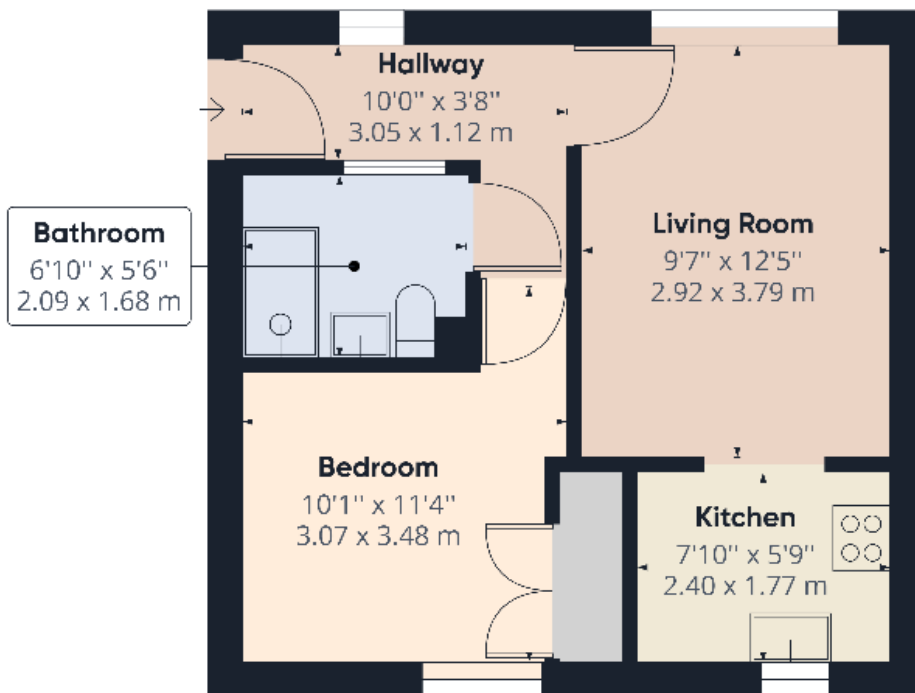
For the commuter there is a mainline station and the rail service operates from Lingfield and Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway and for International travel Gatwick Airport is approximately 13 miles in distant.



FAQ'S

- Built in the 1989
- Tandridge District Council
- Council tax band B - £1,624.00
- EPC rating - TBC
- Living space approx - 360 Sqft
- Leasehold - 93 years remaining
- Mains drainage





Approximate total area⁽¹⁾
360.59 sq ft
33.50 m²

(1) Not including balconies and terraces

While every attempt has been made to ensure accuracy, all data contained is approximate and for information purposes only. For more information please contact your agent.

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