

# MANCHESTERS SOLICITORS

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## HAREWOOD COURT, 545 LIMPSFIELD ROAD, WARLINGHAM CR2 9DX

AN EXTREMELY WELL PRESENTED 1 BEDROOMED GROUND FLOOR APARTMENT FORMING PART OF THIS SUPER RETIREMENT COMPLEX CLOSE TO ALL AMENITIES

£229,950

- ❑ 1 BEDROOM FLAT
- ❑ COMMUNAL FACILITIES INCLUDING MAINTAINED GARDENS, GUEST SUITE, LOUNGE AND LAUNDRY ROOM
- ❑ CLOSE TO SHOPS INCLUDING SUPERMARKET, RESTAURANTS AND TRANSPORT

 [rightmove.co.uk](http://rightmove.co.uk)

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

**Communal Entrance with solid door to:**

**Entrance Hall:** storage cupboard; emergency call button.

**Lounge/diner:** 17'8 x 12'1 (5.42m x 3.71m). UPVC double glazed door to small patio area; double glazed window; electric storage heater; Ceiling cornice; electric real flame effect fire within carved wood surround fireplace.



**Double doors leading to :**

**Kitchen:** 10'2 x 6' (3.12m x 1.85m). Fitted with a range of wall mounted base and storage units; range of work surfaces with inset electric hob and fitted extractor hood over; electric oven built into tower unit; place for washing machine or dishwasher; integrated fridge and separate freezer. 'Dimplex' wall heater; door to large airing/storage cupboard housing immersion heater; part tiled walls. UPVC double glazed window.



**Bedroom 1:** 13'1 9'2' (4.01m x 2.8m). UPVC double glazed window; mirror fronted fitted wardrobes, range of drawer units and dressing table; ceiling cornice; dimplex wall heater.



**Bathroom:** Modern white suite with fully tiled walls comprising panelled bath with separate shower over, wash hand basin set into vanity unit with mirror over and strip lighting; heated towel rail; low level WC. 'Dimplex' wall heater. Emergency call button.



**COMMUNAL GARDENS:**



Leasehold. Service charge approximately Maintenance £1918 yearly - collected twice a year

**COMMUNAL FACILITIES:**

- Furnished single suite currently at £15 per night or double suite at £20.
- Suite comprises : Twin beds; range of fitted wardrobes and drawers; double glazed windows and electric heating.



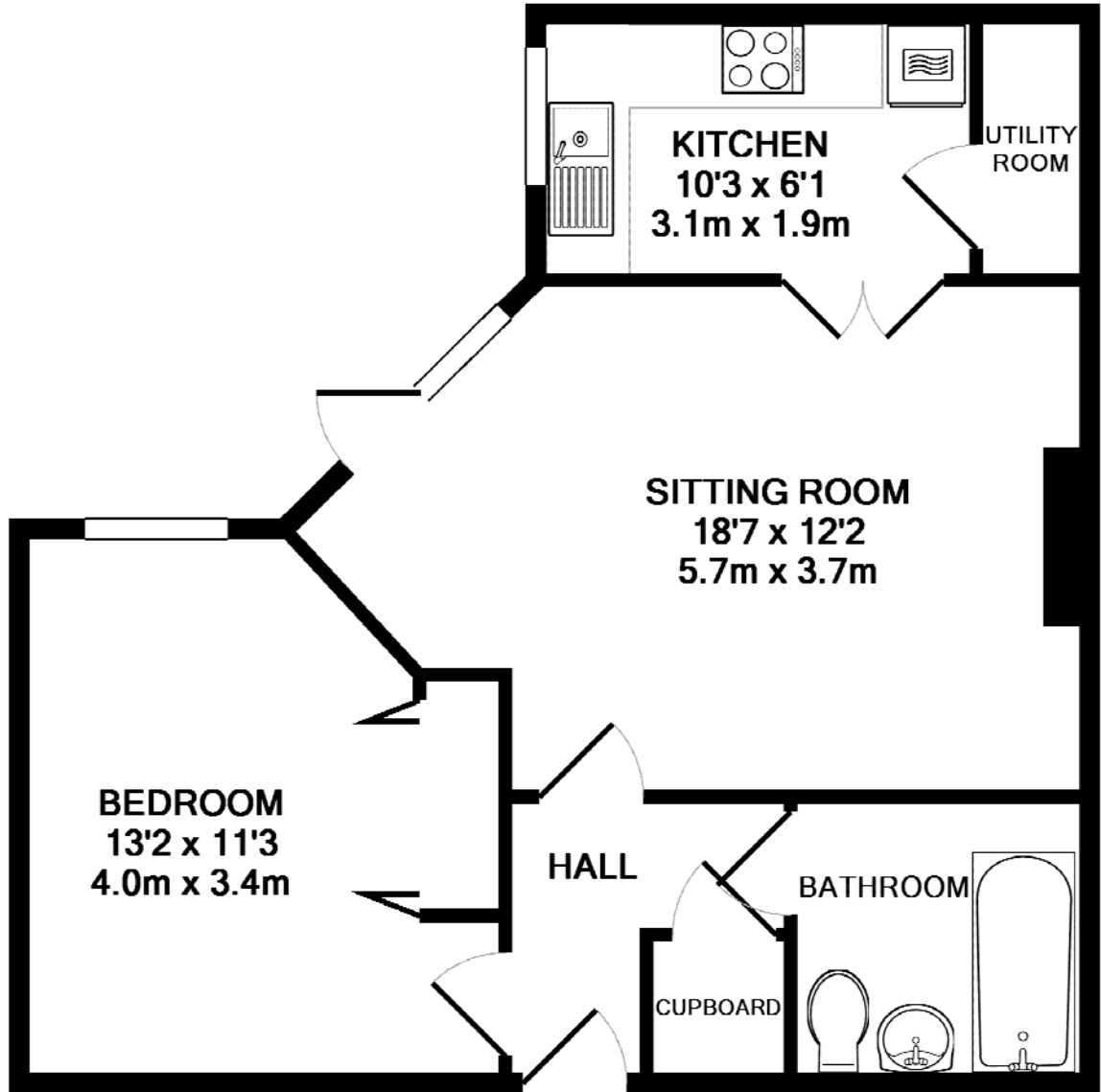
- En-suite shower room: shower cubicle; low level WC; pedestal wash hand basin; fully tiled walls.



- Communal Laundry room: With ample washing machines and tumble dryers.
- Communal Lounge.



- Communal bin store



**11 HAREWOOD COURT**  
**TOTAL APPROX. FLOOR AREA 47.1 SQ.M. (507 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

### INFORMATION FOR APPLICANTS

1. We act as solicitors for the owner both to find a buyer and on the legal work. We cannot therefore act for you on the legal aspects of a purchase of the property (unless we tell you otherwise).
2. Home Information Packs (HIPS) are now in force for all properties. We are commissioning our own HIP packs where applicable.
3. The property description does not form part of any legal representation or contract, and although measurements have been provided they cannot be guaranteed either by us or by the owner. None of the appliances have been tested nor will be by the owner or us.
4. Although we will notify the owner of any offer you make, we will not be able to regard it as serious until we have written proof of satisfactory financial arrangements and ID. Where there are related sales we will also need a full explanation of the position there before recommending you to the owner.
5. No legal commitment in relation to the sale of the Property arises and everything is entirely "subject to contract" until we exchange contracts on behalf of the owner.
6. The ID we require with any offer is: (a) Driving Licence or Passport; and (b) Utilities demand addressed to you at your residence.
7. After you have instructed your solicitor, we will continue to contact you direct, but not on strictly legal matters.
8. Neither the Seller nor Manchesters Solicitors is responsible for errors or inaccuracies in the Home Information Pack (save for any obligation owed by Manchesters as solicitors for the Seller).

### LEGAL SERVICES

Once you have moved, it is a good time to review your legal affairs. At Manchesters Solicitors we are able to assist with that process. Our Partners are able to advise on:

- Wills
- Probate /Administration of Estates
- Tax Advice
- Trusts
- Powers of Attorney

If you would like further information, please telephone to make an appointment.

Manchesters Solicitors 020 8651 3118

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