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FLAT 11, 1 WHYTELEAFE HILL, WHYTELEAFE, CR3 0FA
OFFERS IN EXCESS OF £325,000
LEASEHOLD

Bright and spacious apartment with over 900 sq ft of accommodation. In addition there is allocated parking and no onward chain, all situated in a convenient central location, close to shops and a choice of train stations.

This first floor two double bedroom property, offers great space, as well as high ceilings and a stylish interior.

The property has a long entrance hall, with a contemporary main bathroom. There are two double bedrooms, both with fitted wardrobes, and an en-suite shower room for the principal bedroom. You have a bright and airy living space, which is open plan to a stylish kitchen that has integrated appliances, wooden work surfaces and ample storage.

To the rear of the building there is an allocated parking space and the communal bin stores.

Whyteleafe itself has a well stocked high street, with plenty of food outlets, pubs and a Tesco express. In addition there are great transport links, including bus routes connecting to Caterham, Purley and South Croydon and two train stations within a short walk, Upper Warlingham, connects directly into London Victoria and Whyteleafe is a direct connection to London Bridge.

- **STUNNING APARTMENT**
- **CLOSE TO WHYTELEAFE STATION**
- **TWO DOUBLE BEDROOMS**
- **OVER 900 SQ FT ACCOMMODATION**
- **COUNCIL TAX BAND: D**
- **ALLOCATED PARKING**
- **STYLISH LIVING/KITCHEN SPACE**
- **BATHROOM AND ENSUITE**
- **NO CHAIN**
- **EPC RATING: B**













ROOM DIMENSIONS:

ENTRANCE HALL
26'3 x 3'7 (8.00m x 1.09m)

LOUNGE/DINING/KITCHEN
26'7 x 19'0 (8.10m x 5.79m)

BEDROOM ONE
15'6 x 11'7 (4.72m x 3.53m)

ENSUITE SHOWER ROOM
9'0 x 5'4 (2.74m x 1.63m)

BEDROOM TWO
11'8 x 9'9 (3.56m x 2.97m)

BATHROOM
7'3 x 7'2 (2.21m x 2.18m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

YEARS REMAINING ON LEASE: 116

GROUND RENT: £250 PER ANNUM

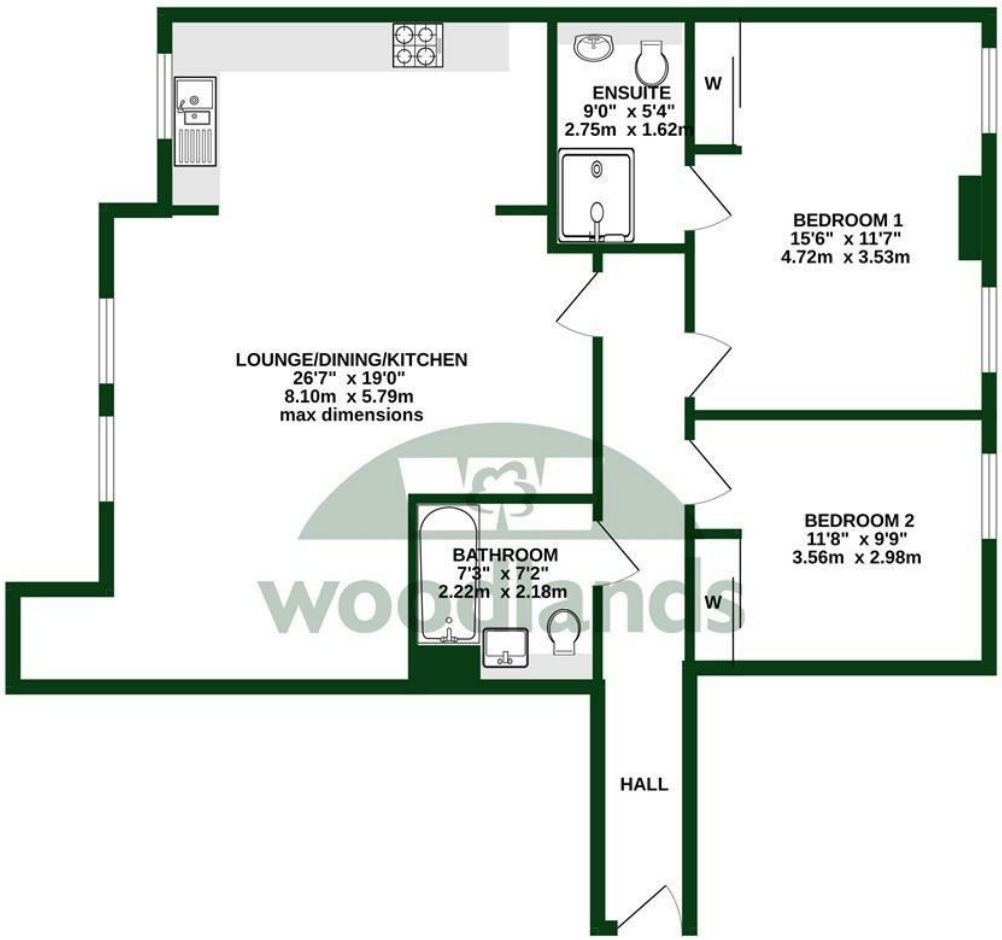
SERVICE CHARGES: APPROX. £2,000 PER ANNUM







GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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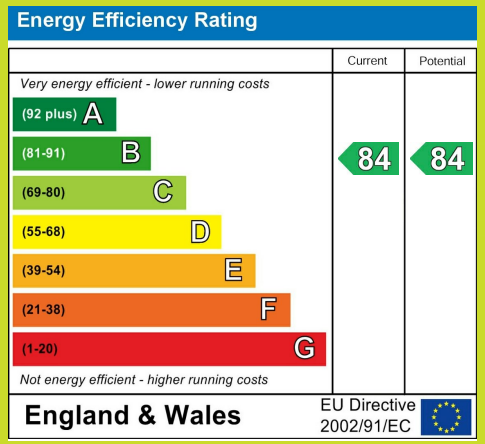
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