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## *BOND & SHERWILL*



### *Dorin Court, Landscape Road*

Guide-Price: £475,000 - £500,000

Located in Warlingham this contemporary, chain-free, two-bedroom, first-floor apartment is larger than some houses and perfect for anyone who wants to live in an exclusive area with beautiful scenic views.

The interior benefits from two spacious bedrooms, both with fitted wardrobes as well as a dressing room and en-suite for the master bedroom, large lounge/diner, modern bathroom and kitchen/breakfast room.

Additional features include two balconies perfect for looking out over the local area, designated parking with visitor parking as well and communal gardens.

Surrounded by woodlands of approximately four acres, Dorin Court offers ample opportunity for local walks. Whyteleafe South Railway Station offers trains into Central London and East Croydon while the A22 can be used to access the M25 just a short drive away.

Woldingham Golf Club is an ideal venue for any keen golfers while shops and restaurants are available in both Whyteleafe & Warlingham.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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## Hallway

The hallway includes a range of storage cupboards, cupboard housing Megafllo cylinder, entry phone system and coved ceiling.

## Lounge

The lounge is dual-aspect and includes two double-glazed single-casement windows, double-glazed sliding door to balcony and coved ceiling.



## Lounge Balcony

The balcony offers views over the local area.

## Kitchen

The kitchen includes double-glazed two-casement window, wall & base level units with work surface area, four-ring electric hob with stainless-steel extractor hood, space for washing machine, space for free-standing fridge-freezer, stainless-steel double sink with drainer & mixer tap, electric oven, tiled floor and partially-tiled walls.



## Bathroom

The bathroom includes pedestal wash-hand basin with mixer tap, panel-enclosed bath with shower hose attachment, low-level W.C, chrome towel rail, tiled walls, tiled floor, extractor fan and coved ceiling.

## Bedroom Two

Bedroom two includes fitted wardrobes, two-casement double-glazed window and coved ceiling.



## Master Bedroom

The master bedroom includes fitted wardrobes, coved ceiling and double-glazed sliding door to balcony.

## Master Bedroom Balcony

The balcony offers views over the local area

## Master Bedroom Dressing Room

The dressing room includes fitted wardrobes.

## Master Bedroom En-Suite

The en-suite includes pedestal wash-hand basin with mixer tap, chrome towel rail, shower enclosure with wall-fixed controls, low-level W.C with dual-flush, tiled floor, tiled walls and extractor fan.

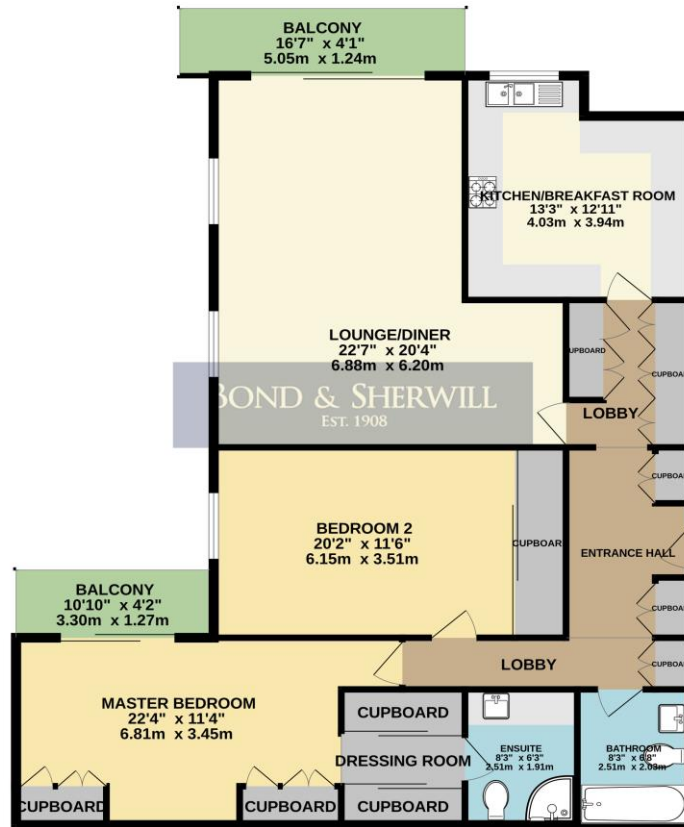


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FIRST-FLOOR  
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq. ft. (128.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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