



## Flat 8, Sycamore House, 10 East Parkside

£577,500 Leasehold

A beautifully presented and spacious two double bedroom first floor apartment with a lovely sunny south facing balcony overlooking the grounds and woo...



- NO CHAIN
- Under Ground Parking x 2 Cars
- South Facing Balcony
- En-Suite to Master Bedroom
- Communal Grounds & Tennis Courts
- Gated Development



Tenure: Leasehold  
 EPC Energy Efficiency Rating: B  
 EPC Environmental Impact Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & 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+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

A beautifully presented and spacious two double bedroom first floor apartment with a lovely sunny south facing balcony overlooking the grounds and woodland.

The property is situated on the sought after Greatpark development in 84 acres of beautiful park like grounds. Greatpark is a highly sought after gated development comprising of 84 acres of park like grounds with areas of woodland, childrens playground, tennis courts and cricket pavilion.

The accommodation briefly comprises a communal entrance with lift to all floors. The front door to a spacious entrance hall with two double inbuilt storage cupboards, video Entryphone system. Double doors lead to a bright and sunny lounge with two sets of double glazed French doors lead to the south facing balcony with lovely views overlooking the well-presented grounds and woodland.

The kitchen/dining room is a bright and spacious double aspect room with south and west facing aspects, which has been fitted in an extensive range of base and eye level units with granite work surfaces over. Built in appliances include an oven, microwave, five burner gas hob, integral washing machine and fridge freezer.

The master bedroom is a very spacious room with two double glazed windows with views over the grounds, two inbuilt double wardrobes with sliding doors. En-suite bathroom comprising Villeroy & Boch bath, shower cubical, wash basin with double cupboard below, low level wc, part tiled walls and floor, heated towel rail.

The second bedroom also a double bedroom has two built in double wardrobes with cupboards over bed a recess. The family bathroom comprises a Villeroy & Boch bath with Aqualisa shower over, wash basin with double cupboard below, low level wc, part tiled walls There are two allocated underground parking spaces accessed via a remote control electric roller door, lift from the car park leading to all floors.

#### COUNCIL TAX BAND F

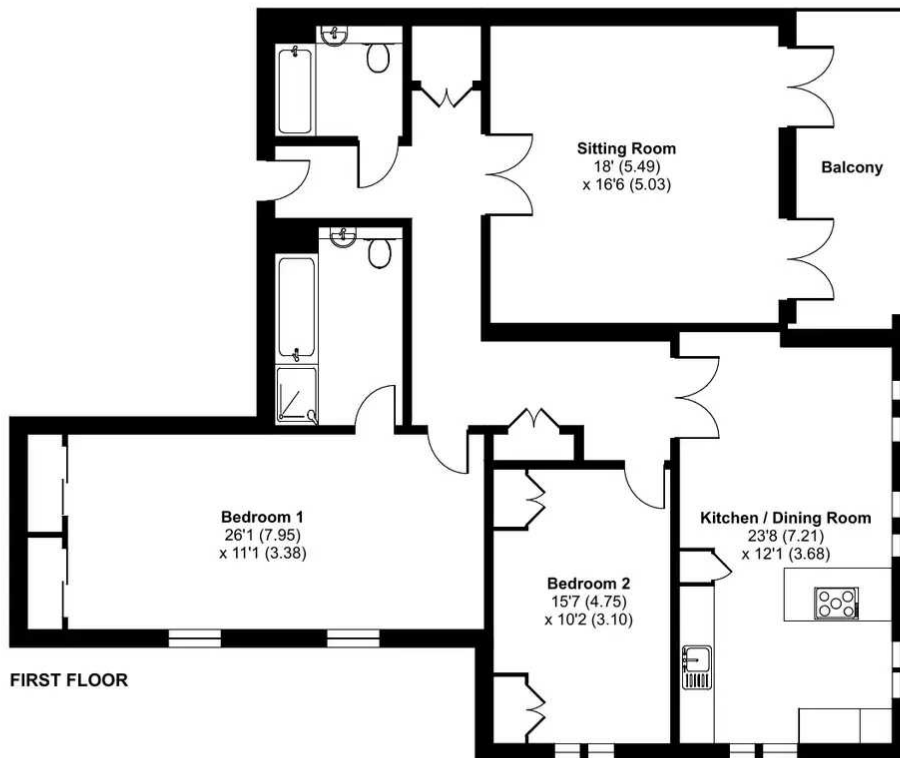
As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Taylor Rose MW - £200



# Sycamore House, East Parkside, Warlingham, CR6

Approximate Area = 1450 sq ft / 134.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Park & Bailey. REF: 1046801