



**23 Spire Place, Warlingham - CR6 9LW**  
**£339,950**





## 23 Spire Place

Warlingham, Warlingham

Impeccably designed 2-bed property with modern amenities in sought-after location. Light-filled living area, spacious bedrooms, fitted bathroom. High standard of construction throughout. Convenient access to amenities and excellent transport links. A truly exceptional find. Offered with NO CHAIN

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Village Location
- Allocated Parking
- Modern Apartment



Park & Bailey are delighted to present this two-bedroom property. Nestled in a prime location, this residence offers a seamless blend of modern amenities, elegant design, and a comfortable living experience.

The property gives way to a light-filled living area, featuring large windows that invite natural sunlight to pervade the space. This open-plan layout seamlessly combines the living, dining, and kitchen areas, making it ideal for both relaxing and entertaining guests.

The tranquillity and comfort of the bedrooms are not to be overlooked. Both rooms are generously sized and offer ample closet space, ensuring that storage needs are met effortlessly. These private sanctuaries provide a peaceful retreat at the end of a long day.

The property also benefits from a well-appointed bathroom, complete with luxurious fixtures and finishes. This refined and stylish space is the perfect place to unwind and rejuvenate.

Situated in a sought-after location, this property provides convenient access to a wealth of amenities. Close proximity to schools, shopping centres, and entertainment options ensures a truly convenient lifestyle. Excellent transport links further enhance the accessibility of the property, making it an ideal choice for both professionals and families.

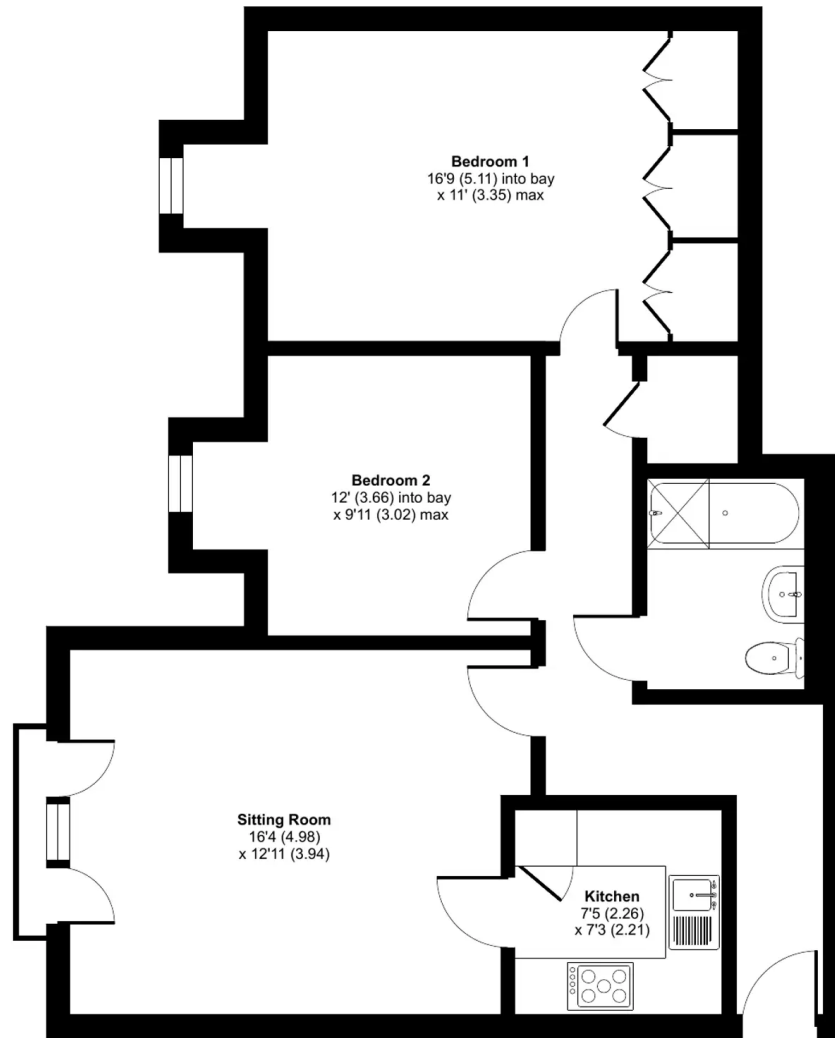
In summary, this remarkable two-bedroom property offers a harmonious fusion of style, comfort, and convenience. Its impeccable design, modern amenities, and prime location make it a truly exceptional find. With its tasteful and thoughtfully planned living spaces, this property is sure to captivate the most discerning of buyers. Do not miss this opportunity to own a piece of luxurious living in this desirable community.



# Spire Place, Warlingham, CR6

Approximate Area = 747 sq ft / 69.3 sq m

For identification only - Not to scale



SECOND FLOOR





## Park & Bailey Warlingham

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