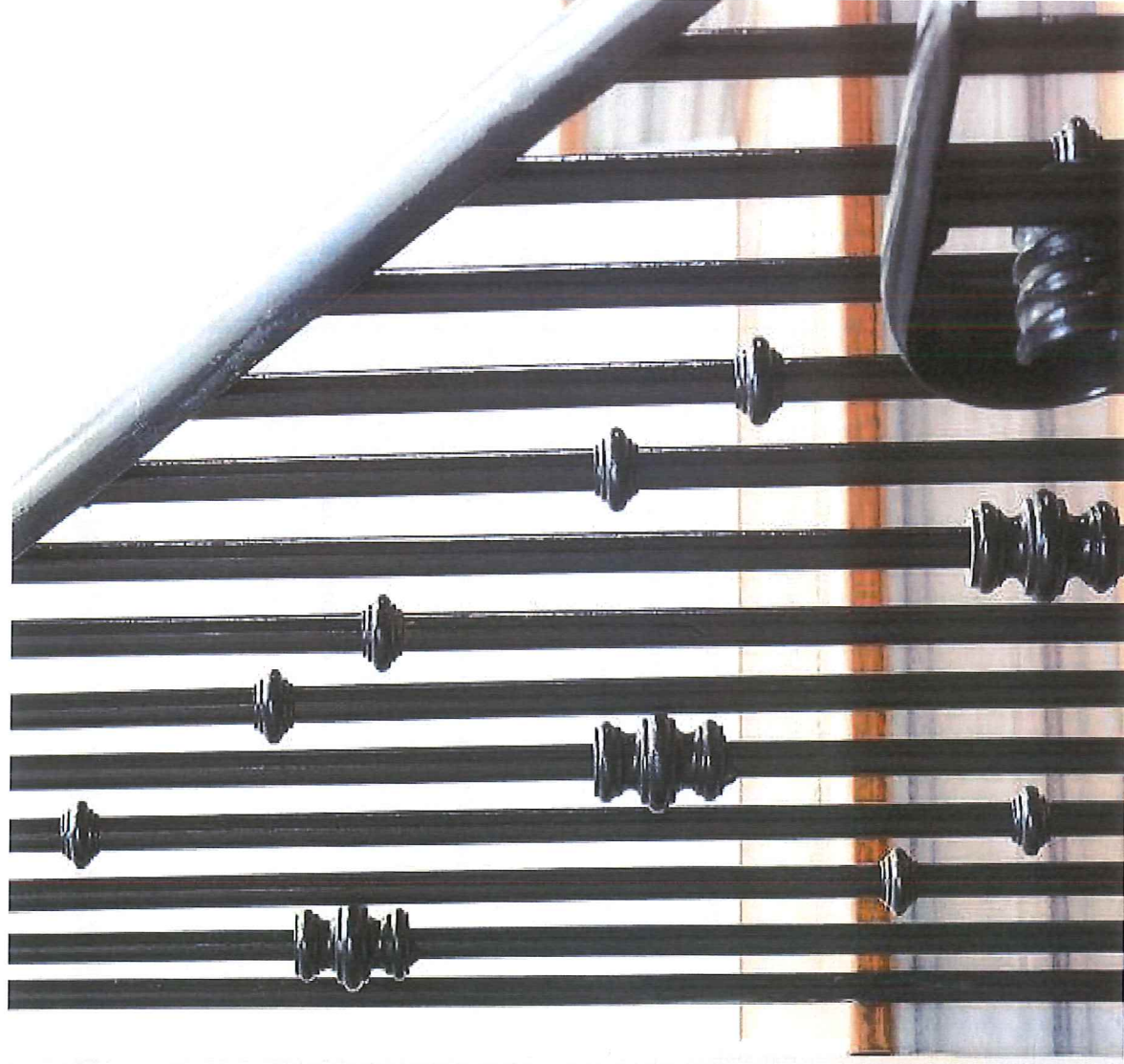


Deauville



**Deauville, , Marden Manor, 1 The Crescent,
Station Road, Woldingham CR3 7DB**

Asking Price: £575,000

Leasehold

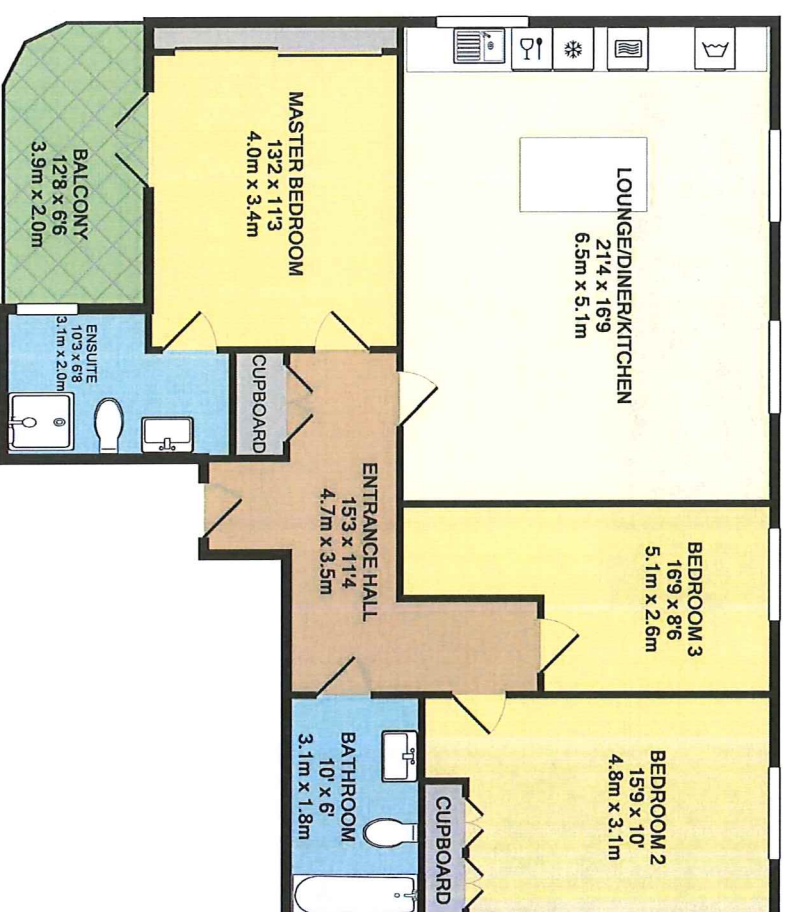
Deauville, Marden Manor, 1 The Crescent, Station Road, Woldingham CR3 7DB

GENERAL SPECIFICATION

Robust construction using insulated concrete floors.
Quiet electric low maintenance 'Otis' lift service.
Under floor wet gas central heating system throughout.
Quality double glazing by Origin Windows.
Marble flooring to Kitchen/Living rooms.
Oak and walnut flooring.
Italian Designer bathrooms with marble tiling.
Italian 'Cucine' kitchens with Miele appliances and Siemens washer/dryer.
Italian fitted wardrobes to bedrooms one and two.
Video security entry system.
Intruder alarms to Ground floor apartments only.
Dimmer 3 phase interior room lighting,
Wrought iron work to staircase balustrade with hardwood and marble risers.

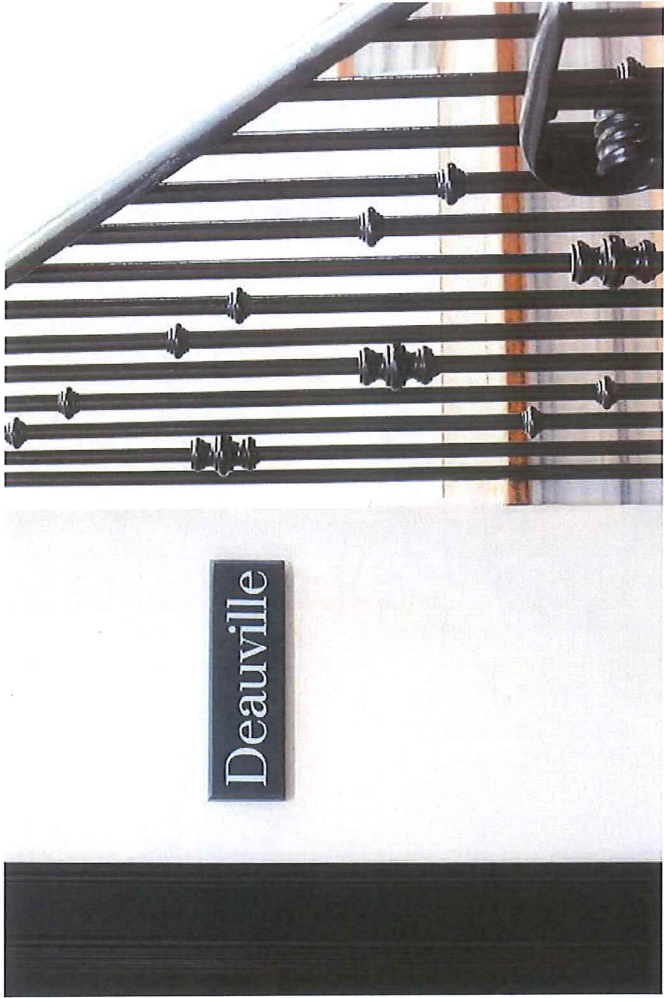
EXTERIOR
LABC 10-year warranty (Local Authority Building Control)
20-year building render guarantee.
Two ground floor Apartments with private gardens and direct parking to rear.
Large balconies to upper floors.
Mains drainage.
Security gated access to parking area with LED bollard lighting.
One allocated parking space for 2-bedroom apartments. Two allocated spaces for the 3-bedroom apartments.
Two Visitors and Two disabled parking spaces.
Landlords' electricity supply enabling communal area heating via Photovoltaic roof panels

125 YEAR LEASE



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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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	85	85
(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		

Fine and Country - Fine & Country Woldingham

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Surrey
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Registered name: Park & Bailey (Woldingham) Ltd
Registration No: 07585314

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.