

LEASEHOLD



First Floor 2 bedroom flat
BEULAH ROAD,

**THORNTON HEATH,
CR7 8JF**

Asking Price Of
£325,000

FEATURES

Ideal First time buyers

First Floor two bedroom flat

Gas central heating.

Recently refitted bathroom.

Excellent order throughout.

Council Tax band B

Lease: 125 years from 24th June 2000

Ground Rent £125 every 6 months.

Maintenance split with neighbor informally.

EPC rating C



2 Bedroom First Floor 2 bedroom flat located in Thornton Heath

Benson & Partners are delighted to offer this First Floor two bedroom flat located in a popular road within easy reach of Thornton Heath High Street and mainline station. There are also many local shops, transport links and good schools within easy reach. This property has a bright modern feel and benefits from gas central heating, spacious rooms and a recently refitted bathroom and would be an excellent first home or buy to let property. Call now to book your viewing.

Grangewood Park is easily reachable.

LOUNGE - KITCHEN 12' 0" x 16' 3" (3.66m x 4.97m)

Well appointed lounge with well planned kitchen area.

BEDROOM 14' 9" x 12' 2" (4.51m x 3.73m)

BEDROOM 12' 6" x 10' 7" (3.83m x 3.23m)

BATHROOM Bath, Wc and hand basin.

LEASE DETAILS 125 years from 24th June 2000

ground Rent £125 half yearly

Maintenance; Shared with neighbour informally.

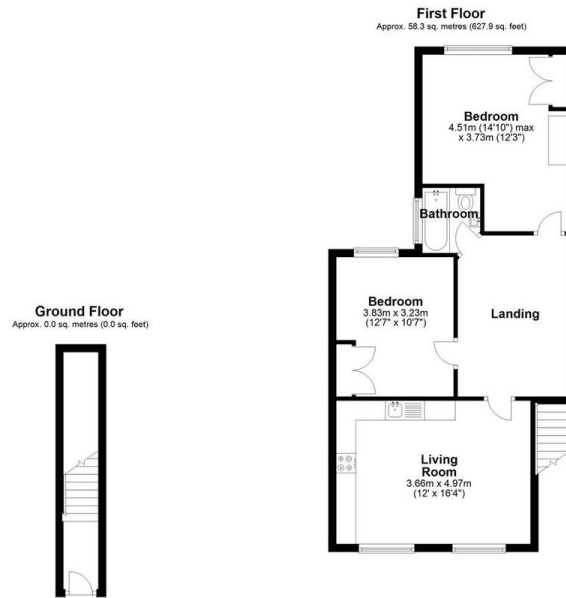
LOCAL AMENITIES Mainline Station within easy reach.

many local shops and cafe's run along the street.

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Total area: approx. 58.3 sq. metres (627.9 sq. feet)
This plan is for illustration purposes only
Plan produced using PlanUp.

Contact Us On:

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Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.